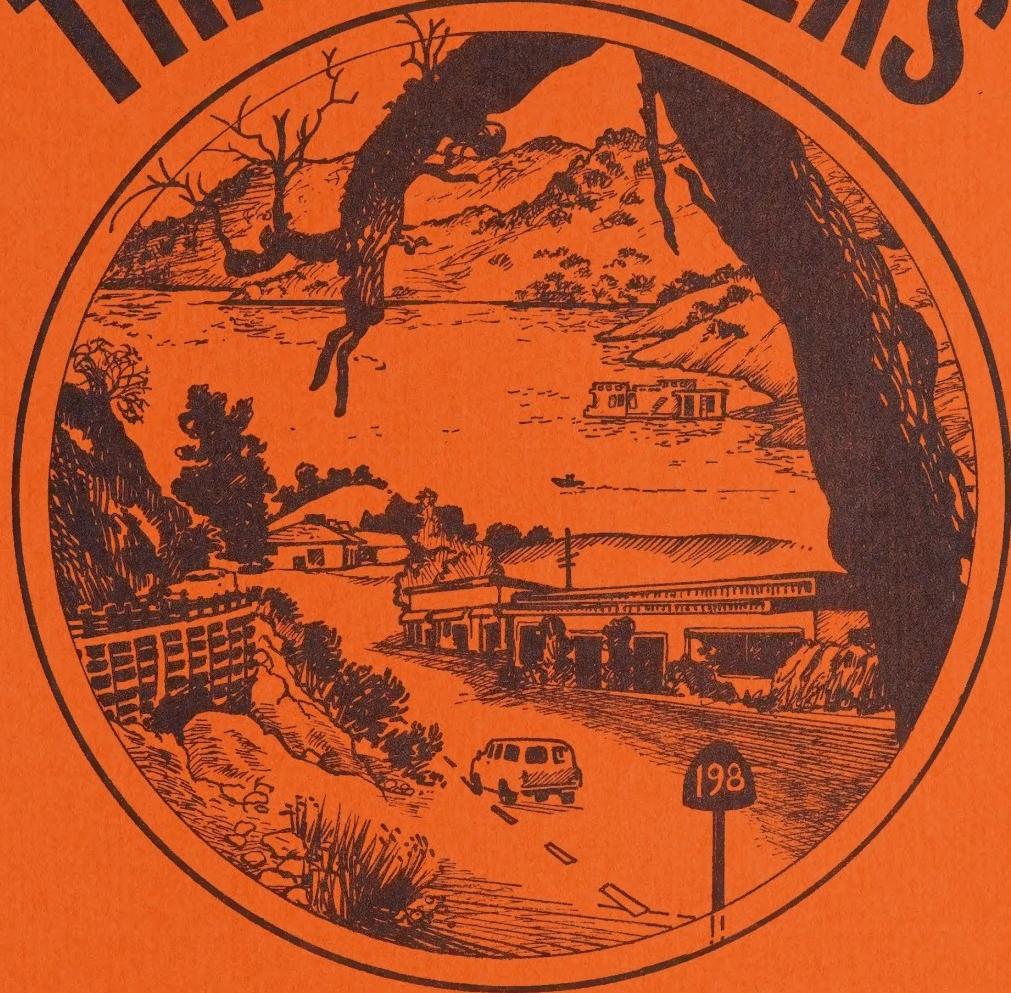


80 09713

new

THREE RIVERS



COMMUNITY PLAN

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

DEC 11 1980

UNIVERSITY OF CALIFORNIA

PREPARED BY THE TULARE COUNTY PLANNING DEPARTMENT

THREE RIVERS COMMUNITY PLAN

Approved: Tulare County Planning Commission
Resolution No. 5387, March 12, 1980

Adopted: Tulare County Board of Supervisors
Resolution No. 80-1255, May 20, 1980

PREPARED BY THE TULARE COUNTY PLANNING DEPARTMENT
PURSUANT TO BOARD OF SUPERVISORS RESOLUTION NO. 77-1583

80 09713

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

FEB - 7 2025

UNIVERSITY OF CALIFORNIA

TABLE OF CONTENTS

	<u>Page</u>
<u>CHAPTER I - INTRODUCTION AND SETTING</u>	1
Introduction	1
Community Plan Content	1
Regional Setting	2
Historical Perspective	2
<u>CHAPTER II - ASSUMPTIONS AND CONSTRAINTS</u>	7
Plan Assumptions	7
Population	7
Sequoia National Park Visitors	7
Commercial Development	7
Professional Office	7
Industrial Development	7
Agriculture	7
Park and Recreation	7
Circulation	7
Housing	8
Employment	8
Governmental Jurisdiction	8
Community Services	8
Present Constraints on Development	8
Lack of Community Sewer and Water Services	8
Distances to Secondary Schools, Major Shopping Areas and Employment Opportunities	8
Increased Traffic Levels	9
Scarcity of Developable Land	9
<u>CHAPTER III - GOALS, OBJECTIVES AND POLICIES</u>	13
Goals, Objectives and Policies	13
Commission Statement of Intent	13
Community Development	13
Economic Base	15
Housing	16
Environmental Quality	16
<u>CHAPTER IV - LAND USE NEEDS AND PLAN DESCRIPTION</u>	19
Land Use Needs	19
Plan Description	19
Low Density Residential	19
Medium Density Residential	22
High Density Residential	22
Individual Mobilehomes	22
Multiple Family Residential	22
Mobilehome Parks and Recreation Vehicle Parks	22
Community Commercial	25
Commercial - Recreation	25
Light Industry	25
Agriculture	25
Parks and Recreation	25
Kaweah River Designated Floodway	25
Potential Future Shakespearean Festival	26
Circulation	26
<u>CHAPTER V - IMPLEMENTATION STRATEGY</u>	27
Implementation Strategy of the Land Use Plan	27
Background	27
Recent Development Projects	27

APPENDIX I - DATA TABLES

A-1	Total Population - Population 16 Years and Over and Labor Force	A-2
A-2	Household Population - Including Persons per Household and Persons per Room	A-3
A-3	Overcrowded Households - As a Percentage of Total Households Accounted	A-3
A-4	Population by Race or Ethnicity	A-4
A-5	Building Permits - Issued for Standard Housing Units	A-5
A-6	Housing by Occupancy Status	A-6
A-7	Housing by Tenure	A-6
A-8	Vacant Housing - by Type of Vacancy	A-7
A-9	Housing by Type	A-8
A-10	Housing Units by Type	A-8
A-11	Households by Type	A-9
A-12	Annual Average Daily Traffic - State Highway 198	A-10
A-13	Annual Average Daily Traffic - Local Roads	A-11
A-14	County Maintained Roads	A-11
A-15	Number of Visitors to Sequoia National Park	A-12
A-16	Sequoia National Park Projections	A-12
A-17	Sequoia National Park Usage - State Highway 198 Entrance Only - 1977 - 1979	A-13
A-18	Sequoia National Park Usage - Stoney Creek, Ash Mountain, Lookout Point and South Fork Entrances - 1977 - 1979	A-14
A-19	Labor Force Status	A-15
A-20	Employment by Race or Ethnicity	A-15
A-21	Household Income for Total Households - Count of Households	A-16
A-22	Family Income - Non-minority White Families	A-17
A-23	Family Income - Spanish Families	A-18
A-24	Family Income - Non-Caucasian Families	A-19
A-25	Existing Land Use	A-20
A-26	Existing Zoning - 1978	A-21
A-27	Slope Analysis	A-22
A-28	Developable Acreage	A-22
A-29	Geological and Environmental Areas	A-23
A-30	Agricultural Preserves and Bureau of Land Management Lands	A-23
A-31	School Enrollment	A-24
A-32	School Enrollment Projections	A-24

CITIZENS ADVISORY COMMITTEE

Gertrude Schuckert, Chairperson

Jim Barton

Jim La Mar

Roger Gymer

David Learned

Don Hise, Secretary

Byron Miksch

Anne Lang

Walter Seaborne

PREVIOUS MEMBERS

Bill Peacock

Eugene Gray

Robert Collette

Joseph Holtz

TULARE COUNTY BOARD OF SUPERVISORS

Clyde R. Gould, Chairman
District 1

Donald M. Hillman
District 2

LeRoy Swiney
District 4

Robert E. Harrell
District 3

Raymond J. Muller
District 5

TULARE COUNTY PLANNING COMMISSION

Ray Chute, Chairman
District 1

Claude Meitzenheimer, District 2

Richard Keeffe, District 4

Bruce Jensen, District 3

Marjorie Shields, District 5

Chester Crain, Appointee-at-Large

Vincent Brogan, Appointee-at-Large

Eugene E. Smith, Secretary

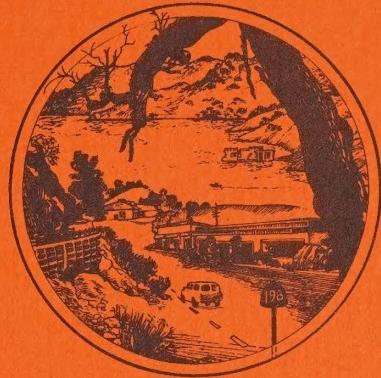
TULARE COUNTY PLANNING DEPARTMENT STAFF

Eugene E. Smith, Director*
George E. Finney, Assistant Director*
James L. Van Deusen, Planner IV**
Raymond Gentry, Planner III
Fred H. Hover, Jr., Planner III
Richard E. Huntley, Planner II
Greg Collins, Planner II
Josephine Domingo, Planning Technician
Maxine Miller, Drafter III
Jose Aguilar, Drafter II
Robert Rodriguez, Drafter II
Anita Gonzales, Drafter II
Cindy Beshwate, Drafter Trainee (Photographs)
Jeff Jackson, Drafter Trainee
Jeannie Roman, Drafter Trainee (Cover logo)
Janet Jiggerian, Secretary II
Audrie Tedford, Senior Clerk Typist

* Editors

** Project Planner and Manager

CHAPTER I



Introduction and Setting

CHAPTER I

INTRODUCTION

The Three Rivers planning effort was first initiated by means of a petition to the Tulare County Board of Supervisors in which the people of the community expressed their desire for an Area General Plan. On June 6, 1968, the Board of Supervisors directed the Planning Department Staff to commence work on the preparation of a General Plan for the Three Rivers Area. By the Spring of 1969, seven committees were formed consisting of an average of 13 members each. The various subcommittees formed were:

Original Committees

- Commercial Development
- Schools
- Community Facilities
- Circulation
- Residential Development
- Parks, Recreation, and Agriculture
- Community Appearance

After numerous meetings and many hours of staff work, several documents were published. They were:

- Status Report and Guidelines for Completion of the Parks and Recreation Element - May 1, 1970
- Status Report and Guidelines for Completion of the Community Facilities Element - May 1, 1970
- Transportation - Status Report and Guidelines for Completion of the Circulation Element - August 1970
- Three Rivers and Its People - Attitude Survey - September 1970
- Three Rivers Visual Survey - October 1971
- Preliminary Draft - Three Rivers Community Plan

From 1972 until June 28, 1977, relatively little progress was made toward completing the plan, primarily because of limited community interest and other County priorities. However, on June 28, 1977, the Board of Supervisors, by Resolution No. 77-1583, appointed a new nine member Citizens Advisory Committee to work with the Planning Department towards completion of a Community Plan. Several members of the newly appointed Committee had served on former subcommittees.

After two and one half years of almost regular monthly meetings with the Citizens Advisory Committee (CAC), a preliminary draft Community Plan was completed in response to the need for long term planning for the community of Three Rivers. The plan text and plan map have been approved by the CAC. The Plan was developed in conjunction with the Three Rivers Citizens Advisory Committee and other interested groups and citizens.

The 1979 Three Rivers Community Plan is a collection of goals, objectives and policies for the physical development of the community for the next 20 years. The primary purpose of the plan is to outline community goals regarding physical development and to promote the general welfare of the community. Upon adoption by the Tulare County Planning Commission and the Board of Supervisors, the plan serves as a general guide for both public and private decisions affecting the community, and provides for the overall direction, density and type of growth consistent with the needs and desires of the community.

Although this is the first completed Community Plan for Three Rivers, it is not to be considered absolute. Planning is a continuous process and to be effective requires periodic re-evaluation and revision to reflect changing needs and priorities. Thus, the plan should be reviewed on a yearly basis; however, unless unforeseen changes occur, the basic goals, objectives and policies should not require major alterations, but the specific development proposals should be refined and revised as part of the continuing planning process.

COMMUNITY PLAN CONTENT

Section 65302 of the Government Code of the State of California defines a general plan as "a statement of development policies" including diagrams and text setting forth objectives, principles, standards and plan proposals. The law requires that a plan include the following elements: Land Use, Circulation, Housing, Conservation, Open Space, Seismic Safety, Noise, Scenic Highways and Safety. The Tulare County General Plan addresses these plan elements on a county-wide basis and, therefore, the County's development policies emphasize county-wide issues and concerns.

On the other hand, a community plan must respond to the problems and needs of the particular community and the content of the plan must be directed toward these problems and needs. As these problems are more often expressed in terms of physical development needs at the community level, in Tulare County a community plan concentrates upon land use and circulation planning.

This does not mean that the other elements will not be addressed. Depending upon the community, a community plan will contain any or all of the so called "mandated" elements, plus such other elements which, in the judgement of the community, are important to the physical development of the community. These other elements include, but are not limited to: Recreation, Transit, Public Services and Facilities, Public Buildings, Community Design, Redevelopment and Historical Preservation. However, for the most part, the typical community plan speaks to land use and circulation.

The Land Use Element is to consist of:

- 1) An identification of land use issues in terms of assumptions and constraints.
- 2) A series of goals, objectives and policies.
- 3) A description of the areas of proposed land uses, including text, map and standards for physical development.
- 4) An implementation strategy, including a description of the measures necessary to achieve the community's land use objectives.

The Circulation Element must contain:

- 1) An identification and analysis of circulation needs and issues.
- 2) A statement of circulation goals, objectives and policies.
- 3) A diagram or maps of the proposed circulation system.
- 4) A description of the proposed circulation system and the interrelationship among the parts.
- 5) Standards for the location, design and operation of the circulation system.
- 6) A guide to the implementation of the circulation system.

The Community plan also contains an environmental impact analysis of the plan in conformance with the California Environmental Quality Act. This environmental evaluation may also be utilized as the basis for determining impacts of development projects undertaken after the plan is adopted.

REGIONAL SETTING

The community of Three Rivers is generally located approximately 52 miles southeast of Fresno in the north central area of Tulare County.

It is situated adjacent to State Highway 198, which connects it with Visalia, the County Seat, located 30 miles southwest of Three Rivers. The community is five miles south of the entrance to Sequoia National Park. It lies in a natural valley area created by the convergence of the North Fork, Middle Fork and South Fork of the Kaweah River near the western edge of the Sierra Nevada Mountains.

The community, irregular in shape because of the natural terrain, is bisected in a northeasterly-southwesterly direction by State Highway 198 and the Kaweah River which divides the community into two areas of unequal size, the larger area being situated east of the Highway and River. Three Rivers is a rural service and residential/recreation area surrounded on the north and east by agricultural grazing lands and the Sequoia National Park, and on the south and west by agricultural grazing lands. The majority of existing development lies immediately adjacent to the north, south and middle fork of the Kaweah River.

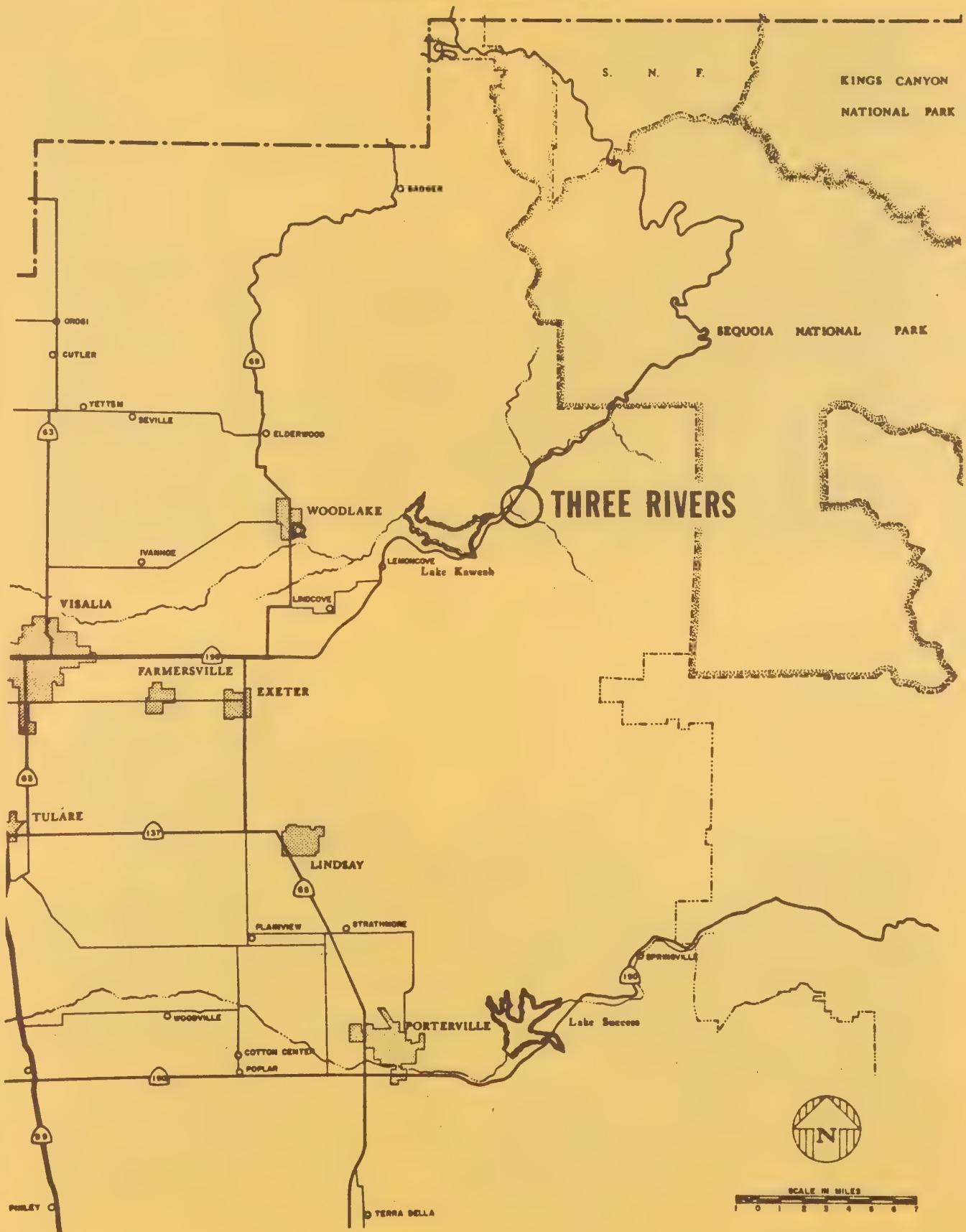
HISTORICAL PERSPECTIVE

The community was named Three Rivers because the three branches of the Kaweah River joined at this particular location. The first known white settler in the area was Hale Tharp, who built his log cabin in 1856 at the confluence of Horse Creek and the Kaweah River - now covered by the Lake Kaweah Reservoir. It is estimated that 2,000 Indians were living in the general vicinity when Tharp built his home.

Settlement in the Three Rivers area grew very slowly, until 1872, when Mr. Harry O'Farrell discovered silver in the Mineral King area. In July 1873, James A. Crabtree filed the discovery claim for what he called the "White Chief Mine" and after recruiting several assistants word spread that silver had been discovered and the rush began. It was during this period when apple trees were introduced by Joe Palmer into the Three Rivers area, thus the start of the apple industry.

The first road, known as the Mineral King Road, was nothing more than a crude wagon trail. The first school was opened on September 9, 1873, and the first Post Office opened December 23, 1879. Between 1884 and 1891, the area along the North Fork of the Kaweah River, referred to as Kaweah Colony, was settled. The

LOCATIONAL MAP





Scenic view from St. Anthony's Retreat.



Residential area along North Fork Drive.

first colony settlement was called Arcady and later Haskell's Bluff. The colony's first undertaking was to build a road to the timber claims so pine and redwood lumber could be brought from a sawmill in the timberlands to a planing mill for processing as a furniture and other wood products. Plans for a railroad, up along the North Fork to the timberlands, were abandoned in favor of a wagon road, because of limited finances. In October 1886, work began on the wagon road, and after four years it was completed and a mill was in operation. The 1888 Business Directory listed Three Rivers as having 39 adults, 23 farmers, 8 stockmen, 2 fruit growers, 1 lumberman, 1 carpenter, 1 surveyor, 1 supervisor, 1 laborer, and 1 teamster. About this time Congress formed the Sequoia National Park and further hopes of securing timber claims were lost. Colony leaders were arrested for cutting timber inside the park and in the Spring of 1891 colonists were ordered out of the timberlands and timber claims were found to be invalid. By 1892, the colonists had disbanded.

The creation of the Sequoia National Park and General Grant Park furthered Three River growth - summer cabins were constructed along the river as well as camping sites and summer resorts.

By 1897, the first general merchandise store, Britten Brothers, opened. In 1899 the Mt. Whitney Power Company constructed a power plant and then installed a second one in 1905 with two more under construction. Around 1903, the first telephone came to Three Rivers with power lines being draped over trees, fence posts and on bridges.

About 1910, the Three Rivers Branch Library (deposit station) was established at the River Inn. It burned down in September 1911 and was subsequently moved to the Britten Ranch. The Kaweah Branch Library, located next to the Kaweah Post Office on the North Fork Road, had a circulation of 1,031 while the Three Rivers Library had a circulation of 1,299.

By 1913, Three Rivers had a population of 615 and by 1966, the population reached approximately 1,016. Currently, it is estimated at 1,422, an increase of 131 percent in 66 years, which approximates to an annual growth rate of 1.28 percent. Today, Three Rivers is primarily a rural residential/recreation service area whose residents enjoy the scenic qualities of the area and its quiet rural atmosphere.



Entrance to Three Rivers California.

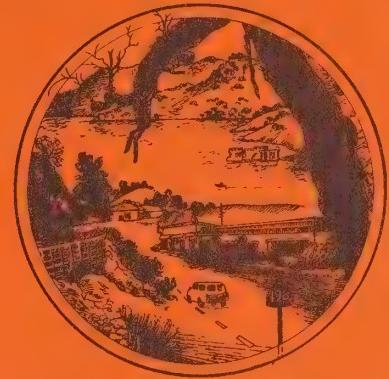


Three Rivers Post Office located off State Highway 198.



Kaweah Post Office, located off North Fork Drive.

CHAPTER II



Assumptions and Constraints

CHAPTER II

PLAN ASSUMPTIONS

To prepare a plan for future development, certain assumptions must be made about the future. Trends and events are somewhat predictable; however, the results are only educated guesses and may or may not be true. The following assumptions were utilized in developing a 20 year Three Rivers Community Plan.

1. Population

The annual 10 percent growth rate exhibited over the last two years 1976-1978 is not expected to continue. Population projections are based on a long-range past, not a two-year past; the long-range past indicates that a 10 percent growth rate is a rate which cannot be sustained for long periods. Population projections for Three Rivers indicate a possible 1990 population of 2,340 and a 2000 population of 3,445, which is approximately a 4 percent annual growth during the planning period.

2. Sequoia National Park Visitors

The number of visitors to the Sequoia National Park is expected to increase over 50 percent by the year 2000 from 978,573 in 1977 to 1,481,300 in the year 2000. The number of vehicles entering the Sequoia National Park is expected to increase 75% by the year 2000 from 239,750 in 1977 to 418,445 by the year 2000.

This projected increase in number of visitors and the number of vehicles indicates increased cash flow into the community of Three Rivers in terms of overnight lodging, food, gasoline, etc. It also indicates that as people are turned away from the Sequoia National Park, particularly during seasonal holiday periods when the park has reached capacity, that the overflow will be looking for substitute recreation areas such as Lake Kaweah, recreation vehicle parks, picnic and campgrounds and access to the Kaweah River.

3. Commercial Development

Commercial development of a highway oriented and community nature will occur primarily along Highway 198 because of ready access from all areas of the community and the exposure to the traveling public.

4. Professional Office

Professional office development will be attracted to commercial areas along State Highway 198 because of its accessibility and exposure to local residents and highway travelers.

5. Industrial Development

Industrial growth of a light non-polluting nature (such as small craft industries) is considered desirable to expand local employment opportunities. It is desirous to locate light industrial development in proximity to existing or planned shopping areas, comprehensively plan the industrial area, and to locate so as to have ready access to State Highway 198.

6. Agriculture

Cattle grazing will maintain its importance within the Three Rivers area certainly during the next ten years because 6,700 acres, or 33 percent of the planning area, is in contracted agricultural preserves under the Williamson Act.

7. Park and Recreation

The use of existing private recreation facilities and the need for public recreation facilities within the community will increase until nearby Bureau of Land Management (BLM) lands, such as Bear Ranch and Case Mountain, are developed for recreational purposes. Once the BLM proposals within the area are developed, which will be after the 20 year planning period, there will be alternative public recreation areas within a reasonable distance of the Sequoia National Park. This will be very important when the park reaches its capacity, particularly during summer holiday weekends.

Recreation will continue to be the area's basic industry. It is assumed that Mineral King, under the jurisdiction of the National Park Service, will not be a major recreational attraction.

8. Circulation

Freeway plans, by Caltrans, have been abandoned. No improvements are planned for State Highway 198 except for routine maintenance. Circulation patterns will essentially remain as they are. According to

the California Department of Transportation, traffic volumes for the intersection area of State Highway 198 and North Fork Drive are expected to increase 70 percent by the year 2000, to 7,350 Annual Average Daily Traffic (ADT) from 4,300 ADT in 1979.

9. Housing

New housing will be largely oriented to satisfying the housing needs of middle and upper income families and the greatest demand will be for single-family homes.

10. Employment

Although employment will increase within the Three Rivers area, the greatest employment opportunities will continue to be available in Visalia.

11. Governmental Jurisdiction

Three Rivers will not incorporate within the next 20 years.

12. Community Services

There are no community water or sewer systems and none are anticipated during the 20 year planning period. Domestic water is provided primarily by individual well and private water companies. Sewage disposal is provided by individual septic systems. An On-Site Wastewater Management Disposal District was formed on April 25, 1979 by the Community Services District. The purpose of the newly formed District is to improve water quality by repairing failing septic systems and requiring property owners within the boundaries of the Community Services District to properly maintain their systems. It is not anticipated that the On-Site Wastewater Management District will be fully operational until October 1981.

Projections for the Three Rivers Union School indicate the school may be reaching its design capacity of 300 students around 1995 and by the year 2000 will have a projected enrollment range from a low of 305 to a high of 360 students. See Table A-31 in the Appendix on page A-24 for "School Enrollment Projections." Should the higher projection be reached, this will require a portable classroom which usually accommodates 35 students. The school does have adequate room, at its present location, to accommodate portable classrooms.

PRESENT CONSTRAINTS ON DEVELOPMENT

There are several constraints or restrictions which will impact the nature and location of future development within the community. In particular, these constraints pertain to existing problems of public health and safety, acceptable noise levels, impacts of deteriorating housing, and lack of a full range of community services. Following are constraints that were recognized in the preparation of this plan.

1. Lack of Community Sewer and Water Services

There is no community water or sewer system within the community, therefore, residential densities will be lower than if a community system were present. The Three Rivers Community Services District formed a Wastewater Management District Zone, whose boundary coincides with the District's boundary, on April 25, 1979. The purpose of the new zone is to improve water quality through the inspection of existing and future septic tanks, leach fields, or other disposal systems, and to require owners to maintain their systems.

The State Water Quality Control Board placed a septic tank leach field moratorium within the Community Services District on May 20, 1976. The moratorium will run until the On-Site Wastewater Management District is fully operational. At this time, it is uncertain what will happen January 1, 1980; however, the moratorium has not hindered growth although it has increased development costs because of the increased costs associated with engineered designed systems. Since its inception to May 1, 1979, there have been 106 residential applications, 94 approvals, 6 denials (based on too small a site, proximity to river, or not enough separation between leach field and well), and 6 are pending further design revisions.

2. Distances to Secondary Schools, Major Shopping Areas and Employment Opportunities

Considerable distances are involved in traveling to secondary schools, major shopping areas, and major employment opportunities. These distances are a constraint to some who may choose to locate closer to these types of facilities. Three Rivers High School students travel approximately 14 miles to Woodlake Union High School. The major shopping area and employment center is Visalia, the County Seat, located 30 miles away.

3. Increased Traffic Levels

According to Caltrans, 1979 traffic volumes on State Highway 198 are estimated to increase 70 percent from the current 4,300 ADT (Average Daily Traffic) to 7,350 ADT by the year 2000 for the intersection area of State Highway 198 and North Fork Drive. Some increase in traffic noise may be a constraint to residential uses adjacent to State Highway 198. Traffic projections by Caltrans have not been adjusted to reflect the increase in gasoline costs and reduction in travel.

4. Scarcity of Developable Land

Much of the planning area is essentially undevelopable. Approximately 2,100 acres or 10 percent of the planning area is under the jurisdiction of the Bureau of Land Management. Almost all of these properties will be or are being leased for agricultural purposes and are not available for rural-suburban development.

Another 33 percent or 6,700 acres are under the Williamson Act. Still another factor

adding to the scarcity of developable land is steep topography requiring lower densities. Approximately 63 percent, or 13,332 acres, of the planning area has slopes of 25 percent or more; this includes almost all of the Bureau of Land Management's properties and the majority of the contracted agricultural preserves within the planning area. Many of the steep slope areas, although undesirable as building sites, are appropriate for grazing, watershed, wildlife habitat and open space.

The designated Kaweah River floodway occupies approximately 888 acres along the north, south and middle fork of the Kaweah River. This represents another 4 percent of the planning area. This is a constraint in terms of increased development costs for flood-proofing and raising the structure at least two feet above the 100 year flood line. Proposed development within the designated floodway must be submitted to the County for approval, then, to the State Reclamation Board for approval. Additional criteria for development approval requires the development cannot obstruct river flow in excess of a 1 foot rise, and cannot create a backwash or increase water flow speed.



Sequoia National Park entrance,
five miles north of Three Rivers.



North Fork of Kaweah River.



Middle Fork of Kaweah River looking southwest from State Highway 198.

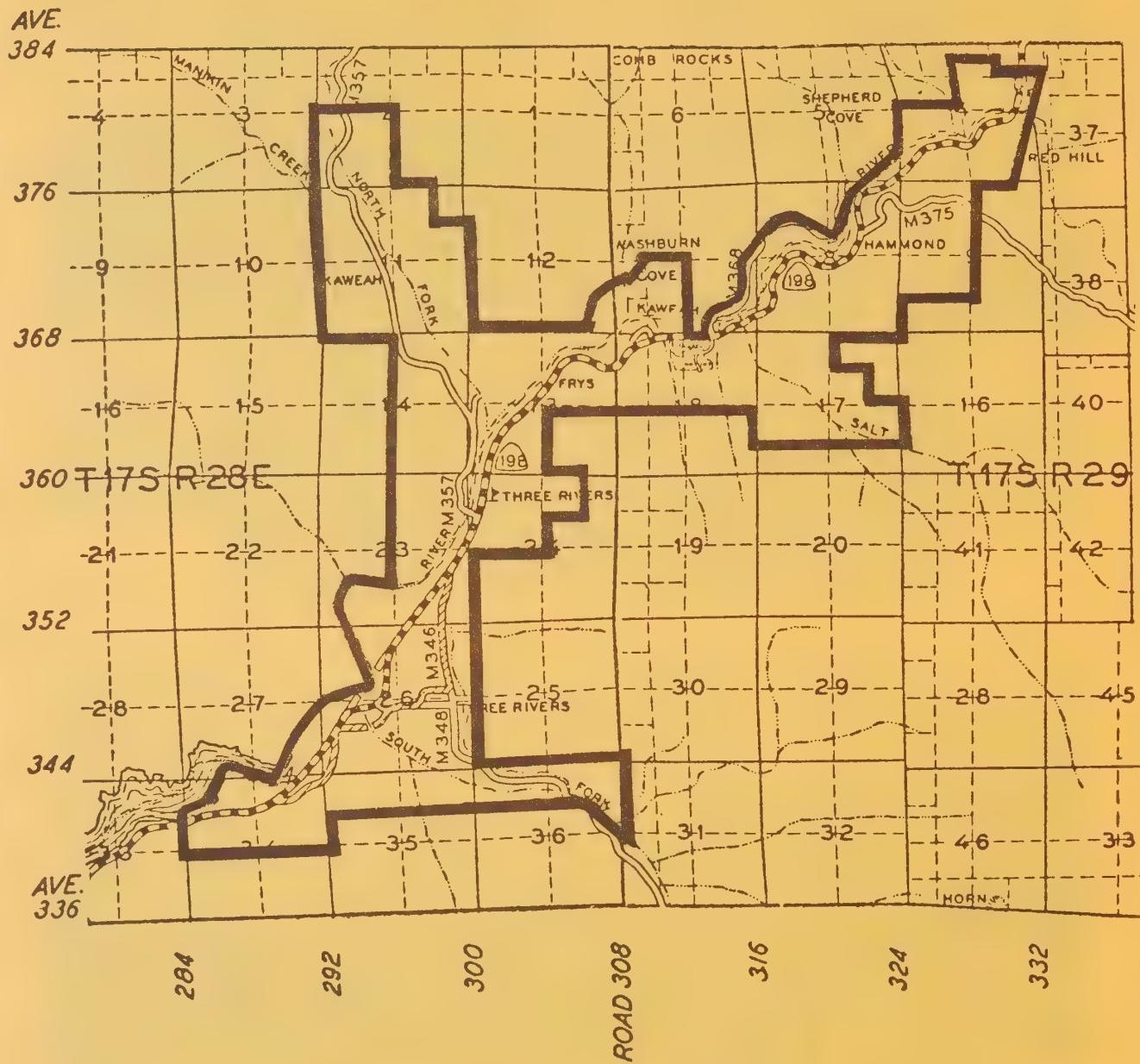


Southern commercial area along State Highway 198.



Northern commercial area along State Highway 198.

THREE RIVERS COMMUNITY SERVICES DISTRICT

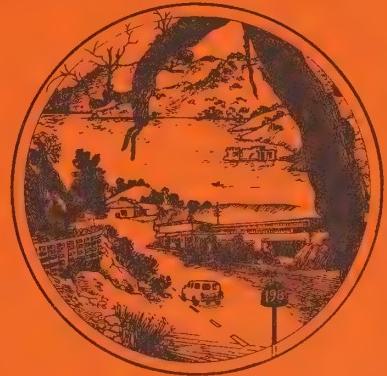


— EXISTING DISTRICT BOUNDARY

ONE MILE

PREPARED BY TULARE COUNTY PLANNING DEPARTMENT

CHAPTER III



Goals, Objectives, and Policies

CHAPTER III

GOALS, OBJECTIVES, AND POLICIES:

Goals, objectives and policies are the fundamental building blocks of the planning process. Goals describe the desirable results to which the plan is committed, while objectives describe intermediate steps or achievements which must be taken to reach the goals. Policies describe more specific actions or processes which must be undertaken in order to achieve objectives. Taken as a whole, they provide the guidelines as to how the community is to grow in terms of type, quantity and quality of development. They are an integral part of the plan document and the final land use map, both reflecting the overall desires of the community. The plan map then is a graphic portrayal of what the goals, objectives and policies are intended to accomplish.

The goals, objectives and policies of this community plan were developed through the use of an objective's questionnaire developed by the Planning Department, Citizens Advisory Committee and the residents and property owners of Three Rivers. The questionnaire was distributed to all property owners and residents in May 1978. The four major goal areas are: Community Development, Housing, Economic Base and Environmental Quality.

COMMISSION STATEMENT OF INTENT

It is recognized that it is difficult to satisfy each and every property owner's desires under the General Plan development process. It is also difficult to pinpoint which properties will be first proposed for development and which will fill a recognized need in the community, if developed.

The Commission does hereby state its intention to initiate consideration of changes in the Three Rivers Community Plan on its own motion to accommodate uses of property not presently reflected by the Plan, so long as specific plans for development have been prepared and are available for review at the time the Commission initiates consideration of the plan change.

COMMUNITY DEVELOPMENT

GOAL I: AVOID LAND USE CONFLICTS THROUGH PLANNED SEPARATION OF USES

Objective 1: Promote concentrations of similar or compatible uses.

Policies:

1. Locate new high density residential uses in close proximity to planned shopping areas.
2. Require public, quasi-public and high density residential uses to locate where direct and safe access to major streets is available.
3. Establish areas zoned exclusively for industry, commerce and residential consistent with the policies in this plan.
4. Prohibit commercial or recreational attractions along residential streets.

Objective 2: Provide for appropriate buffers between areas set aside for commercial activities and single-family residential uses.

Policies:

1. Require adequate setbacks, side and rear yards, landscaping and screening between residential and employment areas.
2. Utilize roadway and other physical features such as the Kaweah River to separate planned residential and employment areas.

Objective 3: Protection of land uses adjacent to State Highway 198 from noise impacts.

Policies:

1. Encourage commercial, professional office and light industrial development to locate where access is appropriate for such development.
2. Require installation of noise modifying walls, berms or heavy plantings along State Highway 198 in conjunction with any new residential development.

GOAL II: ACHIEVE DEVELOPMENT DENSITIES CONSISTENT WITH LEVELS OF AVAILABLE SERVICES

Objective: Encourage growth management to economize on public services.

Policies:

1. Require existing and new large scale developments or subdivisions within the Community Services District to sponsor their share of certain needed public services. Water and sewer services shall be applied for and provided on a service area (Improvement District under the auspices of the Community Services District) basis.
2. Prohibit new residential, commercial and light industrial construction within the planning area unless the engineered disposal system is approved by the necessary authorities (State Water Quality Control Board and the Tulare County Health Department).
3. Require rehabilitation of failing septic systems within the on-site Waste Water Management Zone by the Community Services District.
4. Require rehabilitation of failing septic systems outside the On-Site Waste Water Management Zone by having the County Health Department issue citations for correction to property owners having failing systems.
5. Prohibit commercial and industrial development with excessive waste water discharge characteristics.
6. Encourage the provision of public services (water and sewer) to be done in concert with the Community Plan (map and text).

GOAL III: FOSTER COMPACT COMMUNITY CENTERS WITH EASY ACCESS TO NECESSARY SERVICES AND SUPPORT FACILITIES

Objective: Continue improvement in public services within the community of Three Rivers, particularly sewer and water.

Policies:

1. Improve water quality by having the On-Site Waste Water Management District repair or replace failing septic systems and require property owners to properly maintain their separate systems. Encourage sewage collection systems in planned high density residential and/or commercial areas.
2. Investigate feasibility of and assess community attitude toward eventual incorporation of Three Rivers.
3. Coordinate future public services with the Three Rivers Community Plan.

GOAL IV: RETAIN THE QUIET, UNCROWDED ATMOSPHERE AND SCENIC NATURE OF THE COMMUNITY

Objective 1: Discourage additional high density single-family residential except cluster developments. Require multi-family developments to locate only in designated areas.

Policies:

1. Maintain a growth rate that the community can comfortably absorb. The allowable growth rate may vary from area to area depending upon the availability of public services, the anticipation of planned services, or the unavailability of services. In no event, however, should the growth rate be so high that the community or an area of the community, is pushed to a point of no return requiring unplanned services.
2. Encourage large lot single-family developments and planned cluster residential developments.
3. Regulate residential densities based on soil suitability to provide for proper disposal of septic tank effluents.

Objective 2: Encourage retention of agricultural development for economic reasons and visual diversity for open space.

Policies:

1. Encourage agricultural land not now in the Williamson Act to enter Agricultural Preserves Contracts pursuant to the Williamson Act.
2. Lessen development pressure on agricultural areas by designating on the Plan areas to be retained for agricultural land or grazing activities.

Objective 3: Assure that the aesthetics of future developments complement the scenic nature of the community.

Policies:

1. Require the mitigation of adverse effects of development in order to protect the natural landscape, open space and scenic areas.
2. Require undergrounding of utilities in new development where feasible.
3. Establish narrow street paving widths and steeper grade standards for minor roads serving fewer than 16 parcels in low-density residential areas.
4. Require non-residential and high density multi-family residential development to use landscaping measures such as architectural screenings, vegetative plantings, and the use of natural hills or earth berms to screen parking areas and make them unobtrusive as possible.
5. Encourage the utilization of natural or natural appearing building materials for building facades and advertising signs.

Objective 4: Encourage tasteful commercial establishments necessary to serve residents primarily and tourists secondarily which maximize the preservation of the natural amenities of the community.

Policies:

1. Group commercial uses in clustered compact areas to discourage strip development.

2. Require commercial areas to form Improvement Districts under the auspices of the Community Services District when community water and sewer systems will be required.
3. Require new multi-family high density residential areas to located in close proximity to concentrated commercial areas.

ECONOMIC BASE

GOAL I: DEVELOP A STRONG, DIVERSIFIED ECONOMIC COMMUNITY WITHIN THREE RIVERS WHICH DOES NOT DETRACT FROM THE RURAL ATMOSPHERE OF THE COMMUNITY

Objective 1: Provide sufficient land for commercial, professional office and small light industrial development to meet the needs of the community in order to strengthen and maintain a viable community economy.

Policies:

1. Accommodate light industrial development which is non-polluting and which will not create nuisance conditions. Light industrial operations will be totally enclosed or adequately screened from view.
2. Require adequate buffers (setback, side and rear yards, landscaping and screening) between commercial and/or industrial development and residential areas.
3. Encourage the development of a community commercial shopping area and high density residential area in the area bounded by State Highway 198, South Fork Drive and Old Three Rivers Road.
4. Promote a concentration of industrial, professional office, and commercial activities and high density residential development within selected areas to allow for cost efficient provision of necessary services and to protect residential neighborhoods.
5. Maintain existing commercially used areas along State Highway 198 for highway-oriented commercial development.

- Objective 2: Provide necessary safeguards to accommodate quality professional office, commercial and light non-polluting industrial development.
2. Require mobilehome parks and recreation vehicle parks adjacent to State Highway 198 to be screened from State Highway 198 by utilizing such screening measures as masonry walls or other types of architectural fencing, earth berms, rock outcrops, and natural variation to topography; also require the use of natural vegetation where it exists supplemented by additional natural landscaping to soften the visible effect from the highway.

Policies:

1. Assure that professional office, commercial and light non-polluting industrial developments are designed so that traffic will not adversely impact residential areas.
2. Require all new advertising signs to be indirectly lighted.
3. Require future non-residential developments to provide a naturally planted buffer strip, including shade trees, to separate the parking area or the building from State Highway 198.
4. Require automobile storage yards and commercial and multi-family trash bins to be screened from view.

HOUSING

GOAL II: PROVIDE SAFE AND ADEQUATE HOUSING FOR ALL CITIZENS WITHIN THE COMMUNITY

- Objective 1: Reduce deficiencies in existing housing stock.

Policies:

1. Encourage and make property owners aware of and assist them in efforts to qualify for available state and federal low interest housing loans for rehabilitation of deteriorated units.

- Objective 2: Provide for a role for mobilehomes in satisfying community housing needs.

Policies:

1. Permit mobilehome parks and recreation vehicle parks, by Special Use Permit, in designated commercial-recreation areas along State Highway 198 as shown on the plan and retain the existing mobilehome park on North Fork Drive presently known as Trailer Isle.

- Objective 3: Provide for some variety in housing types and densities.

Policies:

1. Encourage large lot and planned cluster residential development.
2. Discourage high density residential developments.
3. Base density regulations on suitability of the soils to provide for proper disposal of septic tank effluents and the land's ability to provide water.

ENVIRONMENTAL QUALITY

GOAL IV: PRESERVE AND ENHANCE THE QUALITY OF LIFE FOR PRESENT AND FUTURE GENERATIONS OF THREE RIVERS CITIZENS

- Objective 1: Provide continued quality education programs to be offered in the community.

Policies:

1. Study and plan future growth closely and carefully and its impacts on the educational process to ensure uncrowded classrooms, buses, playgrounds, cafeterias and office space essential to offer a continued quality program.

2. Premise educational planning on service to the students.
3. Encourage the school district to plan future activities, based on 5 year growth projections, with close attention to functional and architectural compatibility.
4. Encourage the school district to study ways to secure a multi-use community school recreation/education building.

Objective 2: Strive for better community health, sanitation and safety.

Policies:

1. Prohibit structural development within the designated floodway.
2. Discourage overnight on-street parking in residential areas.
3. Require non-residential lighting be designed to provide proper visibility for public safety.

Objective 3: Provide sufficient open space for community recreation needs and properly maintain existing public recreational areas.

Policies:

1. Encourage reservation of open space for recreational purposes in conjunction with future residential developments.
2. Facilitate innovation in housing and subdivision design so that private recreation and open space areas can be accommodated.
3. Prohibit trespassing on private lands.
4. Improve maintenance of existing public recreation areas.
5. Retain recreational open space in a natural state to avoid high maintenance costs.

Objective 4: Preserve and maintain good wildlife habitat and unique species population.

Policies:

1. Designate on the General Plan those areas to be retained for natural habitat of strong populations of song birds, birds of prey, fur bearing mammals, game mammals and aquatic life.

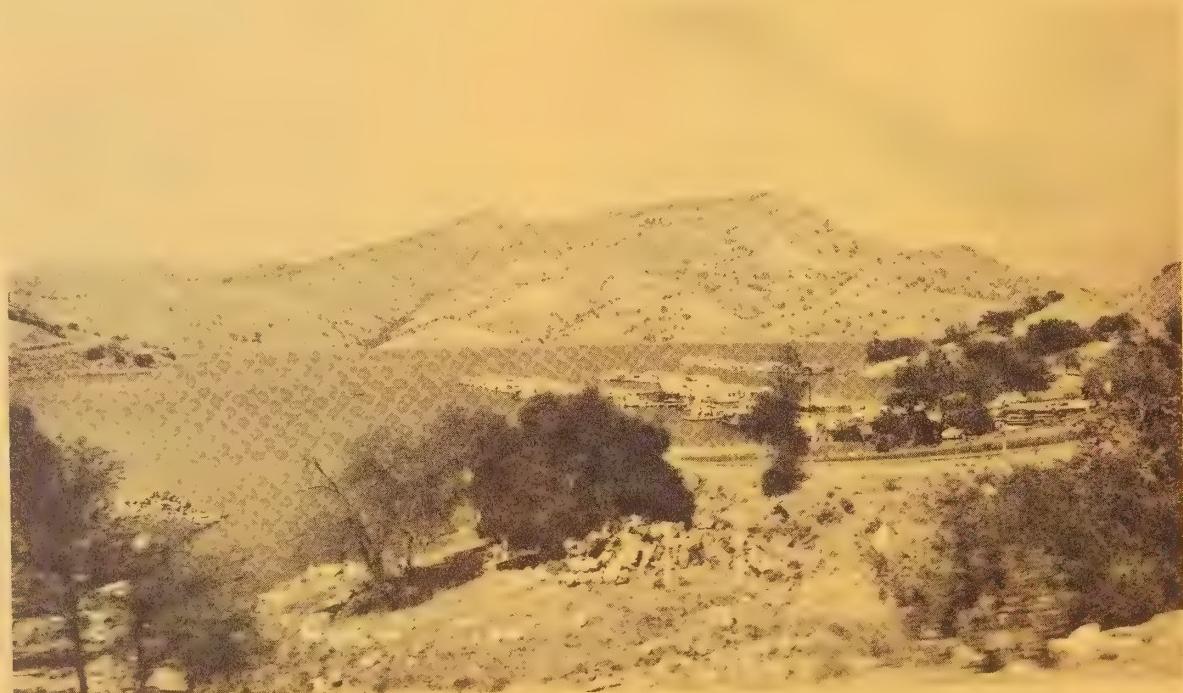
Objective 5: Prohibit land use and activities that will have an adverse effect on the environmental quality of Three Rivers.

Policies:

1. Require a sufficient lot area for all new residential development to ensure an adequate area for on-site sewage disposal.
2. Prohibit land use activities that create excessive and unwanted noise and/or light, and prohibit land use activities that endanger water quality because of pollution and/or sedimentation.
3. Prohibit new development which excessively increases traffic flow through existing or planned residential areas.
4. Encourage roads in residential subdivisions be designed to minimize through traffic.
5. Prohibit future flashing and neon signs and future free standing signs. When businesses are located off the main road, they may have one free standing sign at the highway access road.
6. Prohibit alterations to natural drainage courses which lessen their capacity or cause obstruction, erosion or sedimentation.
7. Prohibit development that interferes with established agricultural water rights. Prohibit use of ground water supply when beyond its normal recharge level.
8. Encourage mixed-use project reviews under the Planned Unit Development procedure instead of the conventional procedure in order to further achieve and promote the goals, objectives and policies of this plan.



Grazing land north of Three Rivers.



Lake Kaweah.

CHAPTER IV



Land Use Needs and Plan Description

CHAPTER IV

LAND USE NEEDS

Land use needs analysis involves the question of "how much" land will be needed for each classification identified in the plan during the planning period. Determination of land demand is necessary in order to assure that the utilization of land depicted in the plan is adequately balanced and accurately represents community needs. Thus, before the plan can address the question of "where" each category of use should be located in the future, the amount of land that will be needed for each use must be established.

Land demand forecasting requires an analysis of existing local conditions and trends together with an assessment of outside forces which exert an influence on land utilization within the planning area. In the Three Rivers area, existing conditions and past trends were studied in addition to commonly accepted land demand standards. Furthermore, Three Rivers' strategic location immediately south of the entrance to the Sequoia National Park was considered in the allocation of land use needs.

Land demand forecasts, for the various land use categories used in the Three Rivers Plan, were developed in the following fashion. In each case, a factor for flexibility has been added to the forecast.

Residential - The year 2000 residential land demand was developed based upon the following assumptions: (a) a projected year 2000 population increase of 2,023; (b) an average dwelling unit density of one unit per 2.25 acres (equates to 98,010 square foot lots plus a factor of 20 percent for roadways or 19,602 sq. ft.); and (c) continuation of the present population characteristics of 2.36 persons per household. This results in a forecast of approximately 857 new homes needed by the year 2000 which equates to an additional 2,893 buildable acre land demand for residential areas (2,314 acres plus 25 percent for flexibility).

Community Commercial - Community commercial land demand was figured on the basis of the existing ratio of 2.9 acres of community commercial for every 100 people, plus a 50 percent flexibility factor. This equates to a year 2000 demand of 149 buildable acres (99 acres plus 50 percent for flexibility).

Commercial-Recreation - Land demand in this category was figured on the basis of the existing ratio of 1.8 acres of commercial-recreation for every 100 people, plus a 50 percent flexibility factor. This equates to a year 2000 demand of 95 buildable acres (63 acres plus 50 percent for flexibility).

Light Industry - Land demand is based on a standard of 2 acres per 1000 population.* This equates to approximately 7 buildable acres during the 20 year planning period.

Parks and Recreation - This forecast was calculated on the adopted County Standard of 6 acres of park land necessary to serve a population of 1,000 when the park is not in conjunction with a school site. This equates to a year 2000 demand of 21 buildable acres.

PLAN DESCRIPTION

The plan area covers 21,004 acres or approximately 33 square miles. It is considerably larger than the Community Services District which totals approximately 5,354 acres or 8.4 square miles. It is not recommended that the Community Services District be expanded at this time.

Low Density Residential

(Not more than one family per 5 acres)

Five distinct low density residential areas are designated on the plan. The five areas total approximately 4,067 acres. The first area is located in the northern portion of the study area, north of State Highway 198 and east of North Fork Drive. Essentially, the area is undeveloped. The second area is located in the central portion of the planning area east of South Fork Drive and lies partly within the potential Shakespearean Festival site. This area also is undeveloped. The third area is located south of Lake Kaweah and it too is undeveloped. The fourth area, also the largest, is located along South Fork Drive and is partly developed with scattered residential and agricultural uses. The fifth area is located in the northeastern portion of the plan area south of State Highway 198. This area is also virtually undeveloped.

Mobilehome parks are prohibited within the low density residential area and mobilehomes on individual lots are prohibited. Approximately 50 percent of the area designated low density residential uses has slopes greater than 25 percent.

* Urban Planning and Design Criteria, by Joseph DeChiara/Lee Koppelman, Van Nostrand Reinhold Company, Second Edition, 1975, p. 459.

TABLE 1
EXISTING AND PLANNED LAND USE
Three Rivers, CA

Land Use Designation	Existing Land Use	Additional Acreage Needed by year 2000 (Buildable Acres)	Total Acreage Needed by year 2000 (Buildable Acres)	Total Designated Land Use (Total Acres)
Residential	705	2,893	3,598	8,962
Community Commercial	41	108	149	106
Commercial Recreation	26	69	95	304
Light Industry	0	7	7	80
Parks and Recreation	0	21	21	97
Agriculture and Vacant	19,039	0	15,934	10,531
Lake Kaweah	85	0	85	85
Lake Kaweah Designated Floodway	888	0	888	839
Streets and Highways	220	27	227	*
Total	21,004	3,125	21,004	21,004

* 227 acres included in other land use categories.

Prepared by: Tulare County Planning Department, May 1979.
Revised August and December 1979 and January 1980.

TABLE 2

MAXIMUM POPULATION BASED ON ULTIMATE BUILDOUT
Three Rivers, CA

Land Use Classification	Proposed Acreage	Proposed Acreage Less 20% for streets	Number Additional Units	Maximum Population (2.36 persons/households)
Low Density (5 ac. min.)	4,067	4067 - 829 ag. pres. - 44 BLM = 3194 - 20% = 2555	511	1,206
Medium Density (1 ac. min)	4,466	4466 - 215 ag. pres. - 7 BLM = 4244 - 20% = 3395	3,395	8,012
High Density ($\frac{1}{2}$ ac. min.)	341	273	546 ¹ 273 ²	1,289 ¹ 644 ²
Multiple-Family (max. 12 units/ac.)	88	70	840 ³	1,982
TOTAL	8,962	6,293	5019 ⁴ to 5292 ⁵	11,844 ⁶ to 12,489 ⁷

1 If homes are on community water or community sewer.

2 If homes are on individual well and individual septic tank.

3 If constructed to maximum permissible density.

4 If high density development has individual well and individual septic tank.

5 If high density development has community water or community sewer.

6 This assumes high density development will have individual well and individual septic tank, thus 1 ac./family.

7 This assumes high density development will have community water or community sewer, thus $\frac{1}{2}$ ac./family.

Prepared by Tulare County Planning Department, August 1979. Revised March 1980.

Medium Density Residential

(Not more than one family per acre)

One medium density area is designated on the plan consisting of approximately 4,466 acres. This land use designation covers the central area along both sides of State Highway 198 from the intersection of State Highway 198 and South Fork Drive northeast to the entrance of the Sequoia National Park; it also extends northward along North Fork Drive and east of South Fork Drive south to the Heidi Road area. This area is partially developed with single-family residences and agricultural uses. The majority of this area contains slopes of less than 25 percent. Mobilehome parks are prohibited within this area except for Trailer Isle, an existing mobilehome park on North Fork Drive. Mobilehomes on individual lots are prohibited within the medium density residential designation except for an area on North Fork Drive where they are encouraged. (See the Land Use Plan map for delineation of this area.)

Mobilehomes are also permitted in those areas designated for agriculture on the plan map. Minimum area requirement is five acres per mobilehome.

A mobilehome is defined as a vehicle without motive power, 30 feet or more in length, designed for use as a single-family dwelling unit when connected to appropriate utility lines.

Multiple Family Residential

(Not more than 12 families per acre)

Two areas totaling 88 acres are designated for multiple-family dwellings. One area containing 46 acres is located east of State Highway 198 at the intersection of Eggers Drive. The area is partially developed and contains the Three Rivers Union Elementary School and single-family dwellings. The location is ideally suited for multiple-family development because of its proximity to the Three Rivers school and existing community commercial uses located directly across State Highway 198.

The second area containing 42 acres and located north of Old Three Rivers Drive, west of South Fork Drive, is partially developed with single-family residences and agricultural uses. Due to its location immediately adjacent to an area designated for community commercial, it becomes highly desirable as a multiple-family development area. Furthermore, the plan presumes that high density multiple-family development will require a community water system and an on-site or off-site engineered septic system or an alternative waste disposal system. Both areas designated for multiple-family development contain slopes of less than 25 percent.

Mobilehome Parks and Recreation Vehicle Parks

Mobilehome parks and recreation vehicle parks are encouraged in commercial recreation areas along State Highway 198 as delineated on the Land Use Plan map. Mobilehome and recreation vehicle parks are required to be appropriately screened utilizing such techniques as earth berms, landscaping, architectural screening, etc., so as not to be visible from State Highway 198.

The plan also recognizes the existing "Trailer Isle" mobilehome park on North Fork Drive as an appropriate area.

The Board of Supervisors has adopted the policy that all mobilehomes both in mobilehome parks and on individual lots be required to have skirting or other kinds of screening around the base of the individual mobilehomes.

High Density Residential

(Not more than one family per 1/2 acre)

Six areas totaling 341 acres are designated for high density residential use. Two areas are located in the northern portion of the community; one is along Dinely Drive and the second is along Kaweah Drive. Both areas are approximately 50 percent developed with residential uses. The third area is located south of Old Three Rivers Drive; it is developed with single-family and agricultural uses. The fourth area is located south of Cherokee Oaks Drive and is approximately 33 percent developed with residential uses. The fifth area is located between State Highway 198 and Pierce Road; it is developed with single-family uses, County maintenance yard and agricultural uses. The sixth area is located north of State Highway 198 and west of the Stiver's Motel. It is developed with single-family uses. Seventy-five percent of the area designated high density residential contains slopes of less than 25 percent.

Domestic animals, such as sheep, goats and horses are prohibited on lots less than one acre in size. Mobilehome parks are prohibited within this area and mobilehomes on individual lots are prohibited.

Individual Mobilehomes

New mobilehomes on individual lots (one acre minimum per mobilehome) are encouraged in the 174 acre area along North Fork Drive northwest of the existing Trailer Isle mobilehome park and generally west of the North Fork of the Kaweah River. (See Land Use Plan map for delineation of area.)



Low density residential area along South Fork Drive.



Mobilehome on individual lot along State Highway 198.



Three Rivers Mobilehome Park.



Sequoia Mobilehome Park.

Community Commercial

Two areas totaling approximately 106 acres are designated for community commercial development. The term "community commercial" defines those types of commercial retail services designed to meet the daily shopping needs of the residents of the community. One area of approximately nine acres is located along the west side of State Highway 198 north and south of its intersection with North Fork Drive. This area is almost totally developed and is considered to be the existing commercial core of Three Rivers.

The second area, containing 97 acres, is located in the triangular area formed by State Highway 198, Old Three Rivers Drive and South Fork Drive. This area is designated as the new community commercial core. It is ideally suited for a planned commercial development because of access on three sides and the fact that a natural ridge line separates the community commercial area from the adjacent multiple-family area to the east.

Commercial-Recreation

The plan designates several separate areas totaling approximately 304 acres for commercial-recreation. Commercial-recreation is defined as those types of commercial retail service uses primarily oriented or associated with recreational uses or opportunities for the tourists and highway traveler, as well as for local residents. The majority of the areas delineated on the Land Use map are partially developed with single-family and commercial uses. All of the existing uses are recognized by the plan and designated for commercial recreation to allow continuation of the existing use, plus a limited area for expansion.

Light Industry

One area approximately 80 acres in size is designated for light industry. Light industry is defined as those types of light industrial or manufacturing uses where the processing of materials produce a material of higher value than that of the original materials. Light industrial uses are to be completely enclosed within a building and shall not cause any offensive odors, noise, dust or other types of pollution. Small craft industries are encouraged.

The area designated for light industry has access to State Highway 198 and Pierce Drive; it is presently used for grazing purposes. Approximately 50 percent of the area has slopes greater than 25 percent.

Agriculture

The plan designates four areas, totaling 10,531 acres, for agriculture/grazing purposes. The majority of the areas are in agricultural preserves under the Williamson Act, or under the jurisdiction of the Bureau of Land Management (BLM). Almost all of these areas contain slopes greater than 25 percent and may contain extremely steep slopes.

The first area is located in the northwest and western portion of the planning area. The majority of this area is under the jurisdiction of BLM or is under contracted agricultural preserves. The second area is located in the northeast and eastern portion of the plan area. This area also is almost entirely under the jurisdiction of the Bureau of Land Management or under contracted agricultural preserves. The third area is located along the southern boundary of the planning area with over 95 percent of the area in contracted agricultural preserves. All of the agricultural areas are used essentially for grazing purposes.

Park and Recreation

Two areas totaling 97 acres are designated for Parks and Recreation. One area is located immediately west of the Three Rivers Airport containing approximately seven acres. The second area is Bear Ranch which is located in the northeast portion of the planning area. It is a Bureau of Land Management proposal for passive recreation (camping and picnicking). Even though the entire Bear Ranch recreation area contains 360 acres, only 90 acres are located within the Three Rivers planning area. It is not anticipated that Bear Ranch will be operational until 1990 or 1995.

For Bureau of Land Management recreation proposals outside of the planning area but in the general area of Three Rivers, as well as definitions of active and passive recreation, see the section on Recreation Facilities in Chapter 6, page 39.

Kaweah River Designated Floodway

The designated floodway as shown on the Land Use Plan map contains 839 acres. Structural development within the designated floodway is prohibited unless approved by the County of Tulare and the State Reclamation Board.

Potential Future Shakespearean Festival

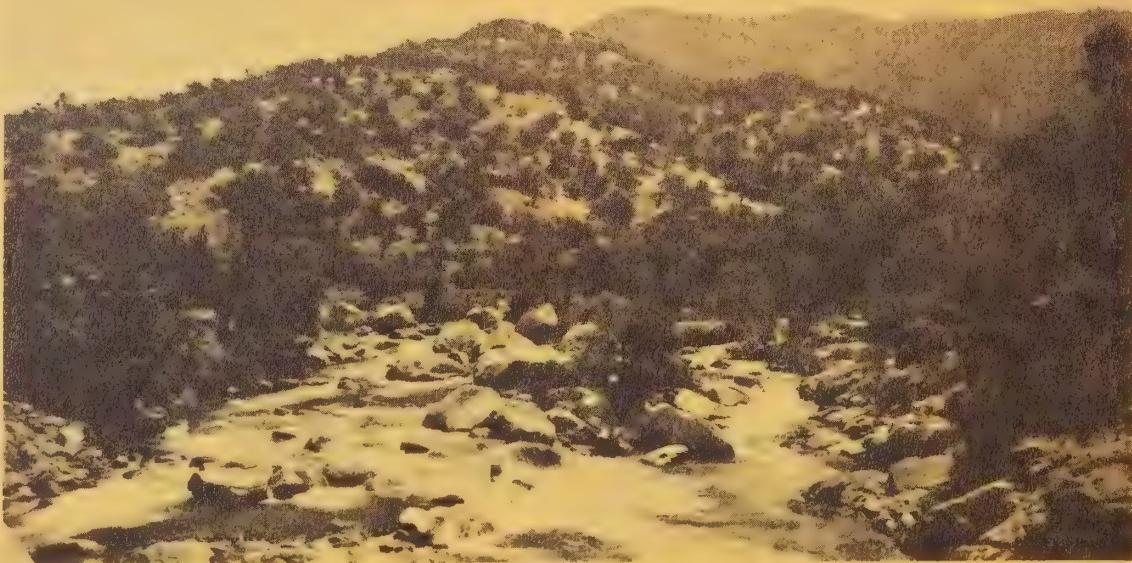
The potential future Shakespearean Festival is shown on the Land Use Plan map east of South Fork Drive and north of Blossom Drive if extended eastward. It is designated on the map because of its potential regional significance. The site's development as a Shakespearean Festival complex is compatible with the plan as long as all applicable requirements of the Tulare County Health Department, Public Works Department, Planning Department and the California Environmental Quality Act of 1970 are met. The California Environmental Quality Act (CEQA) requires that all significant impacts of the proposed project be identified including mitigation measures to minimize the significant effects to an acceptable level. If these requirements cannot be met, then there can be no project. The site contains 305 acres and is intended to be developed as a planned unit development including a mixture of residential, recreational and cultural uses. If approved, the Shakespearean Village would consist of theatre facilities; approximately 200 time-shared residential condominium units; a lodge and conference center; small commercial center; and supportive sewer and water facilities.

CIRCULATION

The circulation element of the plan consists of two highway or major street designations: arterial and collector streets. In addition, the map plan identifies two future collectors within the community. The circulation plan anticipates no changes in the configuration of State Highway 198 during the 20 year planning period.

The only arterial is State Highway 198 which provides the north-south movement through the community and access to the Sequoia National Park. The five collector streets are North Fork Drive, South Fork Drive, Old Three Rivers Drive, Dinely Drive and Mineral King Drive. The prime function of a collector street system is to collect traffic from minor streets and feed it into the major arterial, State Highway 198. To facilitate circulation and to permit orderly residential development; the plan indicates two future improvements to the collector street system. The first improvement is to extend Dinely Drive northward, following contour lines, to reconnect with State Highway 198 where the highway crosses the river so as to eliminate the necessity for a bridge. The second improvement is for a new collector road on the east side of the North Fork of the Kaweah River. It is planned to connect with the private road built by the Edison Company and to intersect with North Fork Drive after it crosses the river. The private road, built by the Edison Company, is classified as a collector because it channels traffic into the major arterial, State Highway 198. However, the road is privately maintained and there are no plans by Tulare County to take over maintenance or bring the road into the County maintained system.

The plan presumes, according to County policy, that all privately maintained roads will remain privately maintained unless they are brought up to County standards.



Middle Fork of Kaweah River looking northeast
from the State Highway 198 bridge.

CHAPTER V



Implementation Strategy

CHAPTER V

IMPLEMENTATION STRATEGY OF THE LAND USE PLAN

Background

A plan is only a "plan" until appropriate measures are taken to implement the various goals, objectives and policies identified within it. A primary tool for implementation is the zoning ordinance. Sensitive treatment is always necessary where action is required to transform existing land use patterns to those which are consistent with the plan.

Perhaps the most important element for a successful plan is its acceptance and support from the people whose lives it affects. Local leadership and investment, both public and private, is a normal prerequisite to plan implementation. Of basic concern to local residents is the retention of the quiet, uncrowded atmosphere, preservation of the aesthetic environment and continuation of the limited natural growth of the area. A continuing dilemma involves the accommodation of the large number of visitors from outside the area during the summer, weekends and holidays. The very factors which make Three Rivers desirable to the people who live there also provide the attraction for visitors to the area. The Three Rivers Community Planning Program requires special consideration because of the unique natural landforms and aesthetics prevailing within the area.

Recent Development Projects

Several development projects are currently being considered, or have already been approved, within the Three Rivers Community Plan area. These projects, either cumulative or individually, could have a major impact on the Community. These developments will be required to meet all applicable requirements of the Tulare County Health Department, Public Works Department, Planning Department and the California Environmental Quality Act of 1970. The California Environmental Quality Act (CEQA) requires that all significant impacts of the proposed projects be identified including mitigation measures to minimize the significant effects to an acceptable level. If these requirements cannot be met, then there can be no project. These projects are as follows:

1. A 27 unit recreation vehicle park, recently approved by the Board of Supervisors, to be situated north of the South Fork of the Kaweah River on the west side of State Highway 198.

2. Currently under consideration is the reopening of the Riverway Guest Ranch and a 40-lot subdivision along North Fork Road across from the airport.
3. A Shakespearean Village is being contemplated on a 305 acre site located along the South Fork Road and north of the cemetery. The site would be developed as a planned unit development including a mixture of residential, recreational and cultural uses. If approved, the Village would consist of theatre facilities; approximately 200 time-shared residential condominium units; a lodge and conference center; small commercial center; and supportive sewer and water facilities.

Ordinance Amendments

The Three Rivers Land Use Plan is intended as a guide for community management and growth over a twenty year period to the year 2000. The long range aspect of the plan will necessitate an on-going process for review and up-date.

The designation of areas for intensive usage requires careful consideration. For instance: too much land designated for commercial will take away from the value of existing commercial property. However, if reserve land is not provided to some extent, existing property owners will have a monopoly and future land sale prices will soar. Proper allocation of land use will allow flexibility in site selection, maintain a reasonable stability of real estate values, and preserve certain lands for appropriate development at some future date.

Several Zoning Ordinance amendments and zone changes on certain properties will be necessary to implement the plan. Most of the lands designated for single-family residential and recreational uses currently have the appropriate base zoning. However, in order to meet the proposed minimum acreages and densities designated by the plan, the base zones must be combined with appropriate minimum acreage designations.

Since the areas allocated on the plan for Agricultural usage are already divided into large parcels, the minimum acreage requirement should be 80 acres. This will require extensive rezoning of the base zones in the Agricultural areas from the existing R-A, Rural Residential; "O", Recreation; A-1, Agricultural; and AE, Exclusive Agricultural. The most appropriate zoning for Agricultural areas is AF-80, Exclusive Agriculture with a minimum parcel size of 80 acres.

The Tulare County Zoning Ordinance is currently being amended and updated. One significant area proposed for modification involves the provisions for Commercial and Industrial land uses. Most of the existing commercially developed land in Three Rivers is zoned C-2, General Commercial. The land use plan designates these areas specifically for Community Commercial and to a lesser extent Commercial Recreation. A new Community Commercial area is designated on the Land Use Plan map in the "Old Three Rivers" area. An area has also been designated for light industrial development east of Pierce Drive. It is anticipated that when the County Zoning Ordinance is amended, new provisions will be included specifically for Community Commercial, Commercial Recreation and Planned Development. Until these provisions are established, existing zoning should be retained. Appropriate new zoning for the Community Commercial and Industrial sites should include the Planned Development Procedures.

Mobilehomes are currently permitted on individual parcels as a replacement for conventional homes in the AE-80 zone district and in the RA and R-1 zone districts when combined with the "M", Mobilehome Overlay Combining Zone Districts. In 1978, the Board of Supervisors established the "Tulare County Mobilehome Policy" which specifies appropriate application for the "M" overlay zone and policies for mobilehome appearance, mobilehome parks and the location of mobilehomes in Foothill Areas and Flood Prone Areas.

It is the policy of the Tulare County Planning Commission to discourage mobilehome installation in areas characterized by severe topography. Mobilehome placement on steep slopes require excessive cuts and fills which deface the landscape and result in pollution of rivers and streams. Mobilehome parks and individual installation in foothill and mountainous areas are normally directed to sites which can appropriately be developed. This procedure requires individual review of each permit application, consistency with the adopted Land Use Plan map and policies, with approvals granted on an individual basis.

Development of the new zoning ordinance is not anticipated immediately. However, when adopted, the ordinance will contain specific standards for mobilehome parks, travel trailer and recreation vehicle parks and campgrounds. These provisions will clarify the existing Tulare County Mobilehome Policy and State standards for such development.

Regulation of Existing Lots of Record

Existing lots of record may be developed in accordance with the designated uses as shown on the Three Rivers Community Plan even though they may not meet the planned density standards. Such lots need not be combined in order to meet the minimum density as set forth in the Plan providing they were existing and of record at the time the Plan is adopted. However, the lot must meet the size requirements for the installation of engineered-design septic systems as required by the State Water Quality Control Board and the County Health Department.

General Development Considerations

Because of the unique characteristics of Three Rivers, its aesthetics and mountainous topography, development within the plan area requires special considerations which are not normally required for the valley or flat land areas. In order to achieve the desired goals of this plan, the County Zoning Ordinance, Subdivision Ordinance and Building regulations will require amendments. Recommended general standards for new development within the plan area should include, as a minimum, the following:

1. Utility Lines

New or relocated utility lines should be placed underground whenever feasible. Consideration should be given to underground placement of existing overhead lines whenever feasible. When overhead lines are indispensable, poles and wires should be located so as to be inconspicuous from the street. Use of poles of an improved design should also be considered. Combined or adjacent rights of way and common poles should be used wherever feasible.

2. Earthwork

Grading or earth-moving operations should be accomplished with a minimum of disturbance to the topography and result in naturalistic, architectural or sculptural forms. Quarries should be restored to an attractive appearance. Vegetative cover, preferably native to the area, and other screening devices are required to hide the scars from earth-moving operations and blend with the natural landscape. Adequate erosion control measures must be provided in any earth-moving operation. Edges of lakes, ponds, rivers and creeks should be preserved in their natural condition or

treated so as to result in an attractive appearance. Edges of water developments should be designed and treated so as to result in naturalistic, architectural or sculptural forms.

3. Plant Material

Existing specimens and stands of trees and other plant materials of outstanding value should be preserved wherever possible. When timber operations are conducted, they should follow selective or thinning practices and be accompanied by a thorough cleanup. The planting and reforestation will be carried out based on visual impact from State Highway 198. Selective clearing should be done in order to open important views from State Highway 198.

4. Property Maintenance

Structures on private properties are to be maintained in good condition with proper attention to their appearance. The grounds should be appropriately maintained (free of trash and other objectionable uses) or effectively screened from the road.

5. Development Design

Site planning and architectural and landscape design should result in an attractive appearance and a harmonious relationship among the various elements of the development and the existing landscape. Originality in landscape and construction design are to be encouraged. They should be in keeping with the natural landscape and skyline, and reflect the density, movement and activities of the population.

Sign and outdoor advertising controls are to be reviewed in their community context and related to such considerations as: protection of area views, compliance with public safety, and respect for the proportionate and orderly appearance of advertising in relation to the environment.

6. Development Controls

Ongoing general plan studies for the community and County should identify the scenic highways and, broadly, their corridors. The general plan report should formulate the policies and standards of a scenic highway program.

The development standards applied to the community should give particular attention to the following: architectural review, site plan review, land uses, building heights, building setbacks, residential density, building coverage, lot area, planned unit development, historical preservation, on-premise signs, outdoor advertising and lighting, flood plain, screening and landscaping, quarries and other excavations.

When subdivisions are allowed, tentative map approval should be subject to conditions carrying out the intent of the community plan. These conditions should relate to such considerations as: limiting of cut and fill, tree preservation and planting, bank seeding and planting, limited access onto scenic highway or byway, low density use of steep land, cluster development, set back from waters' edge, easement dedication, screening, road design standards and underground utilities.

Strict enforcement of the building code can significantly, though indirectly, contribute to the improvement of aesthetic qualities.

7. Maintenance Controls

Enforcement of a fire prevention code can also indirectly contribute to the planning program, as would the building and housing codes. Fire prevention programs shall avoid unsightly controlled burns which sometimes destroy the scenic value of native flora. Appropriate planting and maintenance would avoid such a measure.

An anti-litter ordinance should be effectively enforced. Public areas under the jurisdiction of the County should be carefully maintained.

Attention should be given to the use of weed and insect control measures to eliminate unsightly conditions in the community, avoiding also the destruction of scenic native flora.

Water quality control should be enforced on the basis of odor and appearance as well as health hazards, particularly in streams and rivers within the community.

Regulations governing cutting, cleanup and reforestation in timber operations should be reviewed for their use in implementing this program and should be enforced with the program in view.

8. Public Lands and Easements

Protection of lands under the direct jurisdiction of federal, state, or local agencies should be achieved through the land management practices of these agencies.

Public works operations should be reviewed for their compliance with the intent of the community planning program. County roads, public signs, etc., should conform to the standards of this program.

Programs of street planting, landscaping of public grounds, reforestation and selective vista clearing should be undertaken by the appropriate public agencies.

commercially able to provide overnight accommodations, food and supplies, sporting goods, religious services and other needs for visitors to the major attractions nearby.

Probably no other area in the County is more naturally endowed with this recreational potential than is Three Rivers. For this reason, comprehensive analysis and planning for recreation will require special on-going studies. Development goals and standards for recreation should be prepared with the following considerations:

1. New private or commercial recreation activities should be encouraged along the Middle Fork of the Kaweah with easy access to State Highway 198.
2. Natural, rugged terrain in new residential areas should be preserved as open-space to enhance aesthetics.
3. Designated floodway areas should be utilized for private and public recreation to the extent possible.
4. New public recreation facilities should be limited to the expansion and improvement of the two existing County park sites with emphasis on sanitary facilities, off-street parking and proper directional signing. Additionally, areas should be provided for Scenic vista points and turnouts in selected areas along the 11 mile length of State Highway 198.
5. North Fork Drive should be utilized to a limited extent as a scenic drive with appropriate points of interest (e.g., Applehouse, Kaweah Post Office, etc.) noted with proper signage.
6. A system of bicycle, hiking and riding trails should be established with directional and regulatory signs appropriately placed.
7. A first-aid and public information center should be established to provide guidance to commercial, private and public recreation opportunities within the community.
8. On-street parking should be prohibited, with strict enforcement, within public rights-of-way.
9. Where public and private recreation is authorized, appropriate facilities should be provided: off-street parking; sanitary restrooms; potable water; refuse containers; tables and benches; safe ingress and egress, etc.

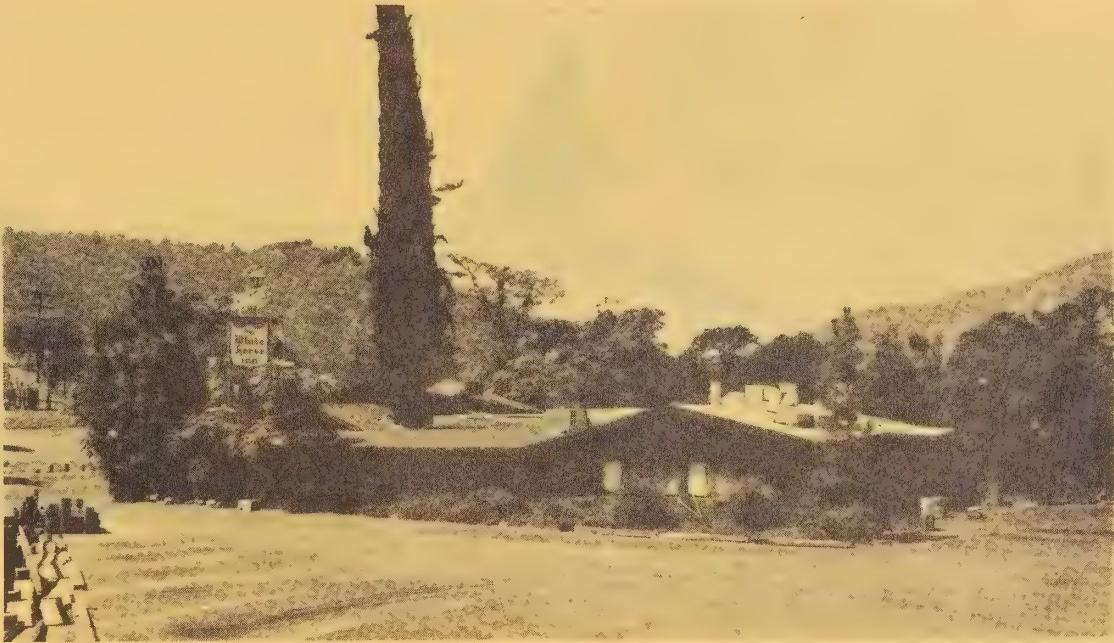
Recreation

The demand for conveniently situated recreational opportunities and parks is manifested by the regional as well as local needs. The fact must be acknowledged that, as with many other facilities, parks and recreational needs transcend community and other jurisdictional boundaries. Three Rivers is in a strategic position to provide not only adequate parks and recreation for its needs, but could greatly alleviate the recreational deficiencies of other areas. In addition, facts such as community economic vitality (tourism and property values, for instance) and overall visual enhancement would certainly be influenced by park and recreational facilities and programs.

Existing private recreation activities includes numerous fine restaurants, the Riverway Guest Ranch, Three Rivers Lion Club Rodeo Grounds, St. Anthony's Retreat, and the Three Rivers Golf Course.

Numerous fishing, swimming and picnicking areas are currently used by visitors to the area. Most of these areas are on private property or only have access through private properties. The use of these sites is usually unauthorized and trespassing on private property is common. Currently, there are no signs providing direction for visitors to authorized swimming areas.

It is important to consider the proximity of Three Rivers to the Sequoia National Park and Sequoia National Forest, the Silver City and Mineral King resort areas, Clough Cove and Lake Kaweah. Because the community is centrally located and within a short distance of each of these attractions, Three Rivers is placed in the important position of being a recreation-oriented service community. In other words, Three Rivers should be



The Whitehorse Inn Restaurant north on State Highway 198.



Gateway Motel and Restaurant north on State Highway 198.



Entrance to Three Rivers Golf Course and
Ard Farkles Restaurant along State Highway 198.



Three Rivers Way Station along State Highway 198.



Sequoia Motel and Trailer Park north on State Highway 198.

Properties Within the Designated Floodway

This Community Plan designates the Kaweah River Floodway approximately at the 100 year flood line. Properties within the designated floodway may be developed for those uses listed in the "F-1" Primary Flood Plain Zone and "F-2" Secondary Flood Plain Combining Zone (Sections 14.7 and 14.8) of the Tulare County Zoning Ordinance (see Attachment "A").

It is the intent of this plan, that within a reasonable period of time following adoption, to zone all vacant land within the Kaweah River designated floodway to the "F-1" Zone. In addition, it is the intent to zone all land within the designated floodway which contains existing structures, including a reasonable area around said structures, to an appropriate base zone which will make the existing structures conforming and to combine that base zone with the "F-2" Zone.

Planned Unit Developments (PUD)

The Three Rivers Community Plan allows for Planned Unit Developments which serve to further the goals, objectives and policies of this plan. Such planned unit developments may be proposed either through existing County Use Permit procedure or proposed following adoption of a planned development district (currently in process of formulation).

1. Definitions

- (a) Residential PUD: A Residential Planned Unit Development is defined as a residential land development project comprehensively planned as an entity rather than as an aggregate of individual projects, which permits flexibility in building siting, mixtures of housing types, usable open space, and the preservation of significant natural features.
- (b) Mixed Use PUD: A mixed use PUD is defined as a land development project containing mixed uses (i.e., residential and commercial) comprehensively planned as an entity rather than as an aggregate of individual projects, which permits flexibility in building siting, usable open space, and the preservation of significant natural features.

2. Use of PUD's Within the Three Rivers Planning Area

- (a) Planned Unit Developments (PUD) within Low Density Residential Designations: Residential PUD's are appropriate within the low density residential designation as shown on the Land Use Plan Map. The number of proposed dwelling units shall not exceed an overall density of one (1) family per five (5) acres unless the project qualifies for a density bonus. The project site must contain at least twenty (20) acres. Mixed PUD's are not permitted in this designation.
- (b) Planned Unit Developments (PUD) within the Medium Density, High Density, Multiple-Family Designation: Both residential and mixed use PUD's are appropriate within the Medium Density Residential, High Density Residential, and Multiple-Family Residential areas shown on the Land Use Plan map, providing that the number of proposed dwelling units does not exceed the respective density standards for each area (1 acre per family for Medium Density Residential designated areas, 1/2 acre per family for High Density Residential designated areas, and a maximum of 12 families per acre for the Multiple-Family designated areas). In addition, Community Commercial development is permissible in conjunction with mixed use PUD's so long as each proposal meets the following criteria on a case by case basis:
 - (1) Project Site Area: Five (5) acre minimum.
 - (2) Access: Direct access to an arterial or collector street.
 - (3) Need: The applicants can demonstrate a need for additional community commercial development to serve the immediate area.
- (c) Planned Unit Developments (PUD) within the Community Commercial Designation: Residential PUD's are prohibited; however, mixed use PUD's are permissible if the criteria set forth under 2(b) can be met.

(d) Planned Unit Developments (PUD) within the Commercial/Recreation Designation: Only mixed use PUD's are permissible within the commercial/recreation designation provided that the project incorporates commercial/recreation development. Also, each proposal must meet the following criteria on a case by case basis:

- (1) Project Site Area: Five (5) acre minimum
- (2) Access: Direct access to State Highway 198

3. Density Bonuses for Planned Unit Developments (PUD):

Normally, for projects approved under the planned unit development process, lot areas for residential dwellings are reduced and the increase in residential densities is offset by compensating open space. The overall permitted densities under the General Plan and Zoning Ordinance are usually not increased; thus, the process essentially equates to a density transfer within the PUD site.

However, in order to encourage design innovations which serve to further the goals and objectives of this plan, the Planning Commission may approve density bonuses which exceed the densities as shown on the Land Use Plan for planned unit developments incorporating exceptional or unique design and improvement characteristics. Such density bonuses shall not exceed 100 percent of the permitted density shown on the land use plan. Examples of exceptional or unique design innovations under planned unit developments which may qualify projects for such density bonuses include the following:

- (a) Construction of a community sewer collection and treatment plants.
- (b) Reservation of more than 25 percent of the project site in usable open space (developed or undeveloped).
- (c) Development and dedication of sites suitable for use as community or neighborhood parks.
- (d) Exceptional design proposals beyond the scope of applicable zoning and subdivision requirements including, but not limited to, the following elements:

- pedestrian walkways and/or bicycle paths
- provision of extensive landscaping
- provision for street and sidewalk lighting beyond that required by subdivision standards
- designs which serve to protect and preserve significant natural features in the community
- exceptional architectural building designs and site designs which preserve scenic views
- provision of public or private recreation facilities such as tennis courts, club houses, swimming pools, etc.

- (e) Development of at least 25 percent of the total units in the PUD for persons and families of low or moderate income in accordance with Sections 65915 et seq of the Government Code of the State of California.

When calculating the density bonuses attributable to any proposed planned unit development, the Planning Commission may exclude any area of the site which it determines is not reasonably suitable for residential development or which the developer proposes for uses of a nonresidential nature (i.e., commercial, institutional, etc.). Only that land which is committed to residential use or contributes to its amenities should be included for purposes of calculating the density bonus. Thus, any land which cannot be devoted to residential use (i.e., within a floodplain) or is proposed for nonresidential development should be excluded from the density bonus calculation. However, any land devoted to parks, any common open space, recreation facilities, or community facilities (i.e., a sewage treatment plant) should be included.

It is further intended that the Planning Commission devise a procedure incorporating fixed standards under which density bonuses for unique design innovations may be granted. Ultimately, such standards should be incorporated as a part of the County Zoning Ordinance so that such planning principles may be made available to other communities in the County.

IMPLEMENTATION OF THE CIRCULATION PLAN

Background

The primary arterial into Three Rivers is State Highway 198. Other than the airport, which is limited to emergency use only and periodic helicopter landings, the only means of ingress and egress for the community is by Highway 198.

Five roads within the Plan area are currently designated as County collector roads; North Fork Drive; Dinely Drive; private road built by the Edison Company; South Fork Drive; and Mineral King Road. Each of the roads classified as collectors have a variable right-of-way width of 40-60 feet. This plan calls for expansion of the circulation system by the extension of Dinely Drive, as a collector road, north to Highway 198 near Sequoia National Park.

A new collector road is designated along the east side of the North Fork of the Kaweah River extending from Kaweah Drive north approximately three miles to North Fork Drive.

The County maintained residential roads are primarily concentrated in seven distinct areas of residential development. See Table A-14 in the Appendix for a listing of County maintained roads.

Scenic Highways

Scenic corridors, highways and drives may be established by the County. Where such scenic designations are applied, special attention should be given to the development impacts on the landscape and visual appearance.

Use of the "SC", Scenic Corridor zoning provisions combined with other base zoning would assure the desired effect regarding development of the scenic corridors. Among other things, the "SC" zoning provisions would permit development of structures and signs subject to the following considerations and conditions:

- 1) Regulation of land use, including density and/or intensity of development;
- 2) Approval of detailed land and site plans;
- 3) Control of outdoor advertising;
- 4) Specifying standards of earthmoving and landscaping; and
- 5) Design and appearance of structures.

None of the roads existing within the Three Rivers Planning Area are now officially designated by the County of Tulare as Scenic Drives, nor are there any provisions for roadside rests and view points. Several roads within the Planning Area have excellent potential for these types of aesthetic developments.

Two considerations -- often mutually antagonistic but sometimes reconcilable -- should govern the choice of Scenic Byways: (a) special qualities of natural beauty or other features of interest, and (b) the possibility of diverting from these roads most motorists whose preference is for fast, rather than leisurely, travel. This possibility depends, first of all, on present population or trends of population growth in the given area. We must recognize, however, that where population becomes at all dense, the preservation as a byway of a route serving that area is impracticable, unless a new route for major traffic can be constructed as an alternate.

Continued studies, particularly with respect to recreation, may determine the need for turnouts and rest areas along State Highway 198 and the collector roads. Turnouts are designated for bus loading, mail delivery, scenic lookouts and other purposes. "Picnic area" is an alternate name for this type of facility when that purpose is served.

Rest areas usually provide parking space for several or many vehicles, as well as tables, benches, fireplaces, water and toilets, fencing, footwalks, and other facilities needed for safe and convenient use by the public. In general, the selection of sites for roadside of "picnic areas" may be based to a large extent on the aesthetic qualities which provide scenic outlooks.

Other Transportation Modes

1. Three Rivers Airport

The Three Rivers Airport exists on a site 850 feet above sea level in a canyon formed by the North Fork of the Kaweah River. The confluence of the North and South Forks and the main body of the Kaweah River are less than a half mile from its southern boundary. Its western boundary is defined by a County access road which runs into private property at the north end of the runway and the floodplain on the North Fork. The eastern margin is bordered by a strip of vacant, flat land which runs along the base of immediately adjacent foothills that rise with varying slopes

of 13 to 25 percent. The eastern ridge top is approximately 1,800 feet above sea level. A nearby 2,526 foot peak overlooks the airport's western boundary.

As a result of its poor approaches and the overflight of residential areas, the airport has been closed to all but emergency operations (including forest service fire suppression direction flights). No appropriate airport zoning exists to amplify existing general land use controls.

2. Riding and Hiking Trails

Within the Planning Area there are no designated public riding and hiking trails. These activities are quite popular, however, and generally occur along the roads or on private property. In many cases, hiking, bicycling or horseback riding along the road rights-of-way is extremely hazardous in view of the many blind curves, narrow roadways and the high volume of traffic at selected locations.

Because of the popularity of hiking and riding, particularly horseback riding, there would appear to be a definite need for designated public trails. However, there are several problems in regard to riding and hiking trails that must be resolved before the trails can be efficiently used. Rights-of-way through private property must be obtained in many places. Landholders are understandably reluctant to grant access in places where the fire hazard is high, or where careless persons may despoil the landscape, the foliage, or the water supplies, or where it is difficult to protect the land and livestock.

Implementation of the Circulation Plan

In order to implement plans and proposals for circulation and transportation within the community of Three Rivers, the following actions will be required:

- a. Two new collector roads are designated on the Plan. Rights-of-way for both new roads, the northerly extension of Dinely Drive and the road along the east bank of the North Fork, should be acquired in conjunction with new development after the precise plans have been established.

- b. In order to assure adequate separation of through traffic, Sunday drivers, recreation traffic and residents of the community, Scenic Drives, rest and recreation areas, points of interest, community services and private residential areas must be appropriately and aesthetically marked with appropriate signs.
- c. As part of the on-going planning process, provisions should be made for the following:
 - (1) Designation and precise delineation of the Scenic Corridor along State Highway 198.
 - (2) Selection and development of rest areas and scenic vistas.
 - (3) Designation of Scenic Byways or Drives.
 - (4) Investigation as to the feasibility of bicycle, hiking and riding paths.
- d. The Citizens Advisory Committee desires that the airport site be retained as an airport. The Planning Department staff recommends the airport be retained until such time as another fog-free airport within the general area of Three Rivers is operational. At that time, it is contemplated the existing Three Rivers airport will revert to a medium density residential designation.

ZONING CONSISTENCY MATRIX

The following Table 3 "Three Rivers Area Community Plan - Land Use and Zoning Compatibility Matrix" designates those zones necessary to implement the land use plan for the Three Rivers Area. It should be noted that, as a general rule, rezoning of existing properties will require the following:

- a. Agricultural areas should be rezoned to AE-80, Exclusive Agriculture Zone district with a minimum parcel requirement of 80 acres.
- b. Residential districts should retain existing base zoning. However, re-zoning procedures will be required in order to combine these zones with minimum lot area combining zones which will assure densities which are consistent with the Land Use Plan.

- c. Commercial areas will retain the "C-2" (General Commercial) or "O" (Recreation) zoning until appropriate Commercial Recreation and Community Commercial provisions have been established in the new Tulare County Zoning Ordinance.
- d. Public lands should retain existing zoning. If provisions are established in the new ordinance for a Natural Resource and Conservation Zone district, this zone should be applied.
- e. The industrial site should retain existing zoning. No industrial development should occur unless Planned Unit Development or Planned Zone District procedures are used.
- f. In no event should any new developments or land subdivisions be approved which are inconsistent with the Land Use Plan map and policies of this plan. Where inconsistencies exist between the land use designations and existing zoning, the affected property should be rezoned to be consistent with the Land Use Plan prior to development. An alternative to this procedures would be the use of existing Planned Unit Development (PUD) procedures.
- g. Application of appropriate zoning to implement the Land Use Plan should follow the nearest property line, section lines, or normal divisions thereof, wherever possible to facilitate legal descriptions.



Three Rivers Airport located east of North Fork Drive.



Three Rivers Memorial Building along State Highway 198.

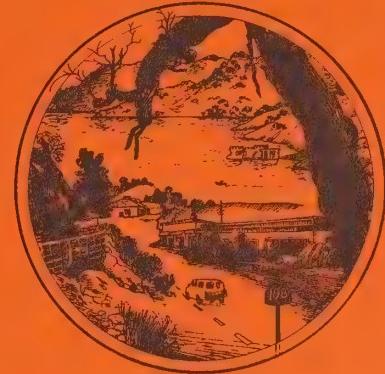
TABLE 3
 THREE RIVERS AREA COMMUNITY PLAN
 Land Use - Zoning Compatibility Matrix
 "X" designates zones compatible with Proposed Land Uses

LAND USE PROPOSALS

ZONES AND MINIMUM LOT SIZES	80 Acre Min.	AGRICULTURE		RESIDENTIAL			MOBILEHOMES AND R.V.'S			COMMERCIAL		INDUSTRY	PUBLIC USES	FLOOD AREAS
		Low Density 5-Acre Min.	Medium Density 1-Acre Min.	High Density 1/2 Acre Min.	Multi-Family	Mobile-homes on Individual Lots	Mobile-home Parks	R.V. and Trailer Parks, Camp-grounds	Community Commercial	Commercial Recreation	Light Industry	Public Uses	Flood way	
<u>EXISTING ZONES</u>														
A-1 (5 Acre)	-	X	-	-	-	X	-	X	-	-	-	X	-	
R-A (6000 Sq. Ft.)	-	-	-	-	-	-	-	-	-	-	-	X	-	
R-A-43 (1 Acre)	-	-	X	-	-	-	-	-	-	-	-	X	-	
R-O (12,500 Sq. Ft.)	-	-	-	-	-	-	-	-	-	-	-	X	-	
R-O-43 (1 Acre)	-	-	X	-	-	-	-	-	-	-	-	X	-	
R-1 (5000 Sq. Ft.)	-	-	-	-	-	-	-	-	-	-	-	X	-	
R-2 (8000 Sq. Ft.)	-	-	-	-	X	-	X	-	-	-	-	X	-	
R-3 (6000 Sq. Ft.)	-	-	-	-	X	-	X	-	-	-	-	X	-	
O (10,000 Sq. Ft.)	-	-	-	-	X	-	X	X	-	-	-	X	-	
C-2 (6000 Sq. Ft.)	-	-	-	-	X	-	X	X	X	X	-	X	-	
<u>PROPOSED ZONES</u>														
AE-80 (80 Acre)	X	-	-	-	-	X	-	X	-	-	-	X	-	
NRC (Natural Resource Conservation)	-	-	-	-	-	-	-	-	-	-	-	X	X	
R-A-217 (5 Acre)	-	X	-	-	-	-	-	-	-	-	-	X	-	
R-A-M-43 (Mobilehomes on One Acre Lots)	-	-	X	-	-	X	-	-	-	-	-	X	-	
R-A-20 (1/2 Acre)	-	-	-	X	-	-	-	-	-	-	-	X	-	
R-O-20 (1/2 Acre)	-	-	-	X	-	-	-	-	-	-	-	X	-	
R-1-43	-	-	X	-	-	-	-	-	-	-	-	X	-	
CC (Community Commercial)	-	-	-	-	-	-	-	-	X	-	-	X	-	
CR (Commercial Recreation)	-	-	-	-	-	-	X	X	-	X	-	X	-	
F-1 (Primary Floodway)	-	-	-	-	-	-	-	X	-	-	-	-	X	
F-2 (Secondary Flood Plain Combining Zone)	X	X	X	X	X	X	X	X	X	X	X	X	X	
MP (Planned Industrial)	-	-	-	-	-	-	-	-	-	-	X	X	-	

Prepared by: Tulare County Planning Department, November 1979.

CHAPTER VI



Data Collection and Background Information

CHAPTER VI

DATA COLLECTION AND BACKGROUND INFORMATION

1. Size of Study Area

The entire study area is comprised of 20,924 acres or 32.7 square miles. This is considerably larger than the area of the Three Rivers Community Services District which totals approximately 5,354 acres or 8.4 square miles.

2. Environmental Characteristics

Climate

The mild climate in Three Rivers is generally characterized as a Mediterranean climate. The area tends to be clear, sunny, warm, dry and free of fog. The mean temperatures range from a low of 35°F in January to a high of 95°F in July. The average yearly rainfall for the area is approximately 18 inches with 90 percent of the precipitation falling between the months of November and April. The winds in the area are considered light, moving up the canyons in the mornings and down the canyons in the evening.

Topography

Topography within the Three Rivers area is quite varied - from relatively flat areas immediately adjacent to the north, south and middle fork of the Kaweah River to very rugged, mountainous terrain particularly at the southern end of South Fork Drive. Elevations along the South Fork Drive area range from about 1200 feet above sea level to over 3600 feet. North Fork area elevations range from a low of approximately 980 to over 2400 feet in the vicinity of Comb Rocks. Elevations along the State Highway 198 area range from a low of about 772 by Lake Kaweah to a high of 2400 feet east of the entrance to the Sequoia National Park.

Approximately 64 percent of the entire study area has slopes over 25 percent while approximately 1/3 of the entire study area or 36 percent has slopes less than 25 percent. These areas with slopes less than 25 percent slope are

found adjacent to the north, south and middle fork of the Kaweah River; it is within these areas where almost all of the development has occurred to date.

Water Table

Water is available in Three Rivers from three sources: river wells, hardrock wells and flumes. The majority of the wells are hardrock wells which are drilled to various depths ranging from 200 to 500 feet. These wells tap water that has been trapped in the cracks and crevices of the granite rock underlying the entire area.

River wells, located close to the river, use water from the sand and gravel strata underlying the river beds which traverses this area. The water services that are connected to the flumes in the area are primarily located in the North Fork area and have existed for many years. Today there are few, if any, new connections being made in the area using this method. The majority of new water systems being installed are either using hardrock or river wells averaging 10 to 20 feet in depth.

Soils

According to the General Soils Map of Tulare County, Three Rivers is comprised of three soil classes: Class VI, Class VII, and Class VIII, all of which are not suitable for cultivation, but which are suitable for pasture, rangelands, grazing and wildlife.

Blasingame - Rock outcrop - 9 to 50% slope

These soils are located at the northern end of North Fork Drive, in scattered pockets east of State Highway 198 in the northeastern portion of the planning area, around Lake Kaweah and along South Fork Drive. This rolling to steeply, sloping soil is found on uneven, side slopes.

Permeability of the Blasingame soil is moderately slow and the available water capacity is low or moderate. Surface runoff is medium or rapid and the erosion hazard is moderate or high. Effective rooting depth is 20 or 40 inches. Rock outcrop consists of exposures of hard quartz diorite. These areas are impermeable and vegetative growth is limited to fractures in the rock structure. Surface

runoff is rapid with no erosion hazard. The soil is suitable for rangeland while the potential for urban development is poor because of steep slope, depth of soil and rock outcrops. However, some small isolated areas with gentle slopes are suitable for homesites.

Cieneba - Rock outcrop complex -
15 to 75% slope

This soil is located in the steep areas along the North Fork, adjacent to the park boundary, and adjacent to the planning area boundary south of Lake Kaweah. This hilly to very steeply sloping soil is located on ridge tops, uneven side slopes and mainly south-facing slopes. Vegetation is annual grasses, forbs and scattered shrubs and hardwoods. Rock outcrop consists of exposures of hard granitic rock with vegetative growth limited to fractures in the rock structure. Surface runoff is very rapid with no erosion hazard. The soil is used for rangeland although poorly suited for that use because the soil has a shallow depth resulting in a low available water capacity and limiting root depth. Also, the soil is poorly suited for urban development because of steep slope and shallow depth of the soil.

Vista Coarse Sandy Loam and Vista -
Rock outcrop complex - 9 to 50% slope

These soils are located at the southern end of the North Fork of the Kaweah River and along the Middle Fork of the Kaweah River. Permeability of the Vista soil is moderately rapid and the available water capacity is very low or low. Surface runoff is medium or rapid and the erosion hazard is moderate or high. Rock outcrop consists of exposures of hard quartz diorite. The rock outcrop areas are impermeable and vegetative growth is limited to fractures in the rock structure. Surface runoff is rapid with no erosion hazard. The soil is suitable for rangeland and poorly suited for urban development because of steep slope rock outcrop, and depth of soil. The soil should have an on-site evaluation to determine urban uses.

Walong - Rock outcrop complex -
15 to 50% slope

Large pockets of this soil are located along the northeastern boundary of the planning area and at the southern extremity of South Fork Drive. This hilly to steeply sloping soil is found on ridges and uneven side slopes. Vegetation is annual grasses, forbs, shrubs and hardwoods with the shrubs and hardwoods becoming more dense on north facing slopes and at higher elevations.

The Walong soil is a moderately deep, well drained soil and the available water capacity is very low or low. Surface runoff is rapid with high erosion hazards. Effective rooting depth is 20 to 40 inches. Rock outcrop consists of exposures of hard granitic rock with vegetative growth limited to fractures in the rock structure. Surface runoff is very rapid with no erosion hazard. The soil is suitable for rangeland and poorly suited for urban development because of steep slopes, rock outcrops and depth of soil.

Vegetation and Wildlife

The Three Rivers Area is located on the western side of the Sierra Nevadas at elevations between 700 and 3000 feet. Because of factors such as elevation, slope exposure, hydrologic factors and other physical features which are a function of the aforementioned factors, Three Rivers supports a rich flora and fauna population.

Three Rivers supports two major plant communities - Foothill Woodland and Chaparral and one plant association - Riperian Woodland. The Foothill Woodland is the dominant plant community in the foothills. The community is characterized as having a park-like setting with the typical landscape being dotted with Blue Oaks and Buckeye and carpeted with grasses and annual wildflowers during the Spring. At lower elevations, Valley Oak occupies the valley bottoms. In drier microclimates, the Chaparral plant community encroaches on the Foothill Woodland. Generally Chaparrel areas, found on south and southwest facing slopes, contain plants which are similar to each other in that they are drought resistant and in many cases fire adapted. Chaparral is important as a winter feed area for deer. Typical plants in the Chaparral are manzanita, ceonothus, chamise, redbud, Scrub Oak and Interior Live Oak.

The Riparian Woodland is associated with both of these communities wherever watercourses are prevalent. At the lower elevations this woodland contains Valley Oak, Sycamore, Cottonwood and Willow. As elevations increase, the vegetation along these watercourses becomes more diverse and lush. Alder and Oregon Ash join Sycamore and Willow to form a vegetational pattern that denotes the existence of water and supports a large wildlife population.

From the standpoint of community planning, it is not essential to provide long lists of plant and animal species in order to formulate a plan that is sensitive to local flora and fauna. The Plan should concern itself with two major tasks concerning flora and fauna - 1) provide a tool which protects open space and maintains it in a relatively native form and 2) note the location, nesting sites and critical habitat of rare and endangered species and animals of special concern. As a corollary to these two tasks, the community plan should also recognize that in those areas that are to entertain development, the protection of existing vegetation should also be encouraged. In many cases where development is not of an intense nature, the co-existence of development and wildlife is possible.

In reference to community planning and its relationship to the natural landscape and wildlife, the following suggestions are put forth to ensure the compatibility of both features of the landscape.

- encourage cluster development to allow for development but at the same time provide for larger expanses of open space.
- discourage removal of significant vegetation (trees 6" in diameter and more) when property is developed.
- maintain an open space buffer (50 to 100') between development and riparian woodland.
- utilize native landscaping for erosion and aesthetic purposes.
- utilize large lot agricultural zoning to protect sites which support rare and endangered species.
- restrict development from slopes exceeding 30 percent, Chaparral hazardous fire areas, and floodways.

Sensitivity mapping is the initial process to develop a plan to maintain and protect the natural environment. An accurate location of significant vegetational regimes and wildlife populations of special concerns is crucial in determining what areas should be protected from urban/suburban encroachment.

Subsequent to this mapping procedure appropriate zoning can be applied to areas that discourage or encourage development of some type. For example, large lot agricultural zoning would generally preclude development whereas rural residential zoning would spawn subdivisions.

Other tools available for protecting fragile landscapes or wildlife population are scenic easements, public purchase or property covenants. To properly assure the protection of local wildlife populations, the assistance of the Fish and Game Department and local biologists is necessary to accurately delineate the location and habitat of species such as the Southern Bald Eagle, Great Blue Heron rookeries, local deer herds, California Condor and concentration of raptor populations.

Flooding

Three Rivers is subject to Standard Project Floods and Intermediate Regional Floods from the Kaweah River and its tributaries. Intermediate Regional Floods, such as the December 1966 flood, are floods having an average frequency of occurrence in the order of once in 100 years although the flood may occur in any year. Standard project floods on the North, Middle, and South Forks of the Kaweah River would be about three feet higher than those of the Intermediate Regional Flood.

The Kaweah River system has a long history of periods of high water and flooding. Past records indicate periods of high water and flooding occurred in 1844, 1852, 1862, 1867, 1879, 1884, 1890, 1891, 1893, 1901, 1906, 1914, 1916, 1937, 1945, 1950, 1955, 1963, and 1966. Major floods occurred in 1862, 1868, 1906, 1937, 1950, 1955 and 1966 and can occur anytime during the period November through June. In 1962, the Army Corps of Engineers completed the flood control dam on the Kaweah River thus protecting Valley lands from flooding upstream.

The Kaweah River floodway, as delineated by the California State Reclamation Board, is shown generally on the Land Use Plan map; however, for detailed delineation, refer to the aerial photographs (one inch = 100 feet) on file in the County Planning Department and the Department of Public Works. Future developments within the floodway must have an encroachment permit approved by the Reclamation Board. Application forms for the encroachment permits can be obtained from the Department of Public Works, Flood Control Operation, Room 10, Courthouse, Visalia, CA 93277.

Geology

The geology of the community consists of igneous and metamorphic bedrock overlain by various types of alluvium on many of the gentler Valley slopes. Plutonic igneous rocks are the predominant bedrock type with metamorphic rocks common only in the South Fork area of the Kaweah River.

Archaeology

Three Rivers is located in a highly sensitive archaeological area according to archaeological surveys. Numerous sites have been located in the Three Rivers area, particularly along the middle fork of the Kaweah River.

3. Demographic Characteristics

Existing Population

According to Planning Department figures, the Three Rivers population increased 29.2 percent over the last eight years 1970 to 1979.

TABLE 4

EXISTING POPULATION

Year	Population
1970	1,102
1976	1,257
1979	1,422

Prepared by: Tulare County Planning Department, September 1979

Age and sex characteristics, from the 1976 Special Census, indicate that the percentages of males and females 0-17 years old is considerably less than the unincorporated area and the number of 65 year olds and over is considerably higher than the unincorporated area. This indicates that the number of males and females in Three Rivers, 65 years and over, is twice as high in relation to total population as the unincorporated area. Senior citizens are naturally attracted to the community because of its picturesque setting and quiet uncrowded atmosphere.

TABLE 5

POPULATION BY AGE AND SEX

Age Group	County Unincorporated Area		Community	
	Male	Female	Male	Female
0-17	35.1	34.4	23.3	20.1
18-64	55.3	56.3	59.5	63.2
65+	9.2	8.9	17.3	16.5
75+	2.6	2.9	6.0	6.5

Prepared by: Tulare County Planning Department, September 1979

Population Projections

Table 6 (Population Projections), depicts growth rates for the unincorporated area and Three Rivers from 1980 to 2000. The unincorporated area of the County is projected to grow from 116,585 in 1980 to 128,615 in 2000. The community of Three Rivers's population is projected (by linear regression) to be 1,645 in 1980 and 3,445 in 2000 - indicating its population will more than double in the next 20 years.

As indicated in Table 6 below, the projected growth rates for Three Rivers (averaging a 17 percent increase every five years), are considerably higher than those of the unincorporated area. The growth rates are higher because of the community's strategic location at the entrance to the Sequoia National Park, its scenic qualities and quiet uncrowded atmosphere making it an extremely desirable area for a vast variety of people including those desiring second homes, retirees and those wishing to escape the more populated areas.

TABLE 6

POPULATION PROJECTIONS

Year	Community	County Unincorporated Area
1980	1,645	116,585
1985	1,930	121,815
1990	2,340	125,175
1995	2,840	127,375
2000	3,445	128,615
Percent Increase 1980 to 2000	109.42%	10.32%

Prepared by: Tulare County Planning Department, September 1979

Several factors may increase or decrease the projected growth rate of Three Rivers. These factors are as follows:

- Availability of water
- Major changes in the Mineral King Development Plan
- Location of the Shakespearean Festival
- Change in lifestyle depending on the gasoline situation
- Prohibition of additional development within the Community Services District upon reaching the present set maximum of 800 structures or lifting of the prohibition of the California Regional Water Quality Control Board and/or the Tulare County Department of Public Health.
(Source: Community Services District Resolution No. 27, Order of Formation of On-Site Wastewater Disposal Zone.)

The community population 16 years of age and over is projected to grow from 1,285 in 1980 to 2,685 in 2000 as seen in the following table.

TABLE 7

POPULATION 16 YEARS AND OVER

Year	Population 16 Yrs. and Over
1980	1,285
1985	1,505
1990	1,825
1995	2,215
2000	2,685

Prepared by: Tulare County Planning Department,
September 1979.

Maximum Population

Factors which influence population projections also have a direct bearing in determining a maximum population for the Three Rivers area. The most crucial factors being developable land acreage, water availability and the suitability of the site to provide for adequate sewage disposal.

Based upon the Land Use Plan and the densities set forth in the plan, the maximum population, assuming adequate water and proper sewage disposal, is approximately 12,000. Realistically the figure is probably lower because: 1) all new development will not be based on the minimum lot size as shown on the plan; 2) family size is continuing to decrease and differs depending on the type of dwelling unit (see Table 10, "Household Size by Type Of Unit," on page 44); and 3) other factors such as existing and future public uses within residential areas which reduce the amount of land available for residential development.

However, to determine a workable figure, without having concrete answers to all the unknown variables, particularly water availability, the maximum population of approximately 12,000 was based on the residential densities set forth in the Plan; proposed acreage for the various residential land use classifications discounting land in contracted preserves; those under the jurisdiction of the Bureau of Land Management; and a family size of 2.36 persons per household.

Table 2, "Maximum Population Based on Ultimate Buildout," on page 21 illustrates the maximum population for each residential land use category.

4. Housing Characteristics

Housing Units

The number of housing units between 1970 and 1979 increased 33.6 percent or 178 units. The vast majority of this increase was in single-family units which totaled 167, while multiple family units totaled 16 units during this nine year period. Projections indicate that the number of units will more than double again by the year 2000 to 1,564 units to support the population of 3,445.

Housing Types

As of April 30, 1979, single-family units totaled 606 comprising approximately 86 percent of the total housing units, while multiple-family units totaled 42 comprising 6 percent of the total units. Mobilehomes totaled 59 comprising the remaining 8 percent. See Table A-9 Housing by Type, for 1976 and 1978 comparisons.

Currently there are four mobilehome parks in the community with a combined total of 155 spaces; however, only 33 spaces are occupied by permanent residents.

TABLE 8

MOBILEHOME PARKS

Park	No. of Spaces	Permanent Residences*
Kaweah Park Resort	37	5
Sequoia Trailer Park	14	11
Three Rivers Trailer Park	40	8
Trailer Isle	64	9
TOTAL	155	33

* As of 1/1/79

Prepared by: Tulare County Planning Department, August 1979

The demand for new housing will mostly be for standard single-family units; however, as land and construction costs continue to rise, there will be increased pressures for alternative housing types. According to Woolf Realty Company, buildable land in Three Rivers ranges from \$10,000 to \$20,000 for one-half to one acre parcel. Current construction costs are approximately \$35 a square foot with the average house (1,500 square feet) and land ranging from \$68,000 to \$90,000.

Housing Tenure

According to the 1976 Special Census, renter occupied units accounted for 31.5 percent of the total occupied units, while owner occupied units accounted for 68.5 percent. This ratio of owner to renter occupied units is very similar to the ratio exhibited by the unincorporated area of Tulare County. (See Table A-7, Housing by Tenure, in the Appendix.)

Overcrowding

Table A-2 (Household Population), in the Appendix, indicates 4 percent or 18 of the 431 accounted households were overcrowded. The percentage may be slightly higher because of the 524 total households in 1976, 93 did not respond. Overcrowded households in the unincorporated area accounted for approximately 11 percent or 3,478 of the total 32,388 households. Overcrowding, according to the Department of Housing and Community Development, is defined as 1.01 or more persons per room.

Household Size

Household size for Three Rivers, the unincorporated area, and Tulare County has been declining and is anticipated to continue decreasing.

TABLE 9

HOUSEHOLD SIZE - 1970-1976

Year	Tulare County	Unincorporated Area	Three Rivers
1970	3.25	3.46	2.82
1976	3.04	3.21	2.36

Prepared by: Tulare County Planning Department, September 1979

Household size is defined as the average number of persons per household or family. Household size varies according to the type of dwelling unit. The 1976 Special Census indicated the following for Three Rivers:

TABLE 10

HOUSEHOLD SIZE BY TYPE OF UNIT

Unit Type	Household Size
Single-Family	2.47
Multiple-Family	1.85
Mobilehome	1.61

Prepared by: Tulare County Planning Department, September 1979

5. Economic Setting

Retail Trade

Three Rivers is located within the retail trade area of Visalia. Major shopping, banking and medical services are provided to Three Rivers residents by establishments in Visalia. Other than immediate shopping needs, such as convenience type local grocery markets and service stations, major commercial services are limited in Three Rivers. The plan anticipates an increase in commercial services along Highway 198.

Family and Household Income

Among unincorporated communities within Tulare County, Three Rivers is unusual because both median family income and median household income appear to be quite high. No true median figures can be calculated because only two-thirds of either families or households responded to the 1976 Special Census question on income. Based on the number who did respond, however, Three Rivers households had a median income of \$11,286, while the family median is known only to be above \$12,000, how high above is unknown. The 1976 median household income and median family income for the unincorporated area are \$8,877 and \$9,221, respectively. A "median" income is the dollar amount above which, and below which, 50 percent of all families or households can be placed.

Employment and Economic Base

As of October, 1976, the total labor force in Three Rivers included 476 persons of which 455, or 95.6 percent were employed. The 21 unemployed persons created an unemployment rate of 4.4 percent.

The economic base of Three Rivers can be characterized as recreation-oriented and tourist-oriented because of its proximity to Sequoia National Park and other areas of Sequoia National Forest.

6. Land Use and Circulation

Existing Land Use

A survey of existing Three Rivers land use was made in July and August, 1977, by the Planning Department Staff. The predominant land use of the 20,924 acre survey was agricultural and vacant lands which comprised 95 percent of the total area. Residential uses, heavily concentrated within the Community Services District Boundary, account for 3 percent of the total area. Commercial uses are concentrated along State Highway 198 and account for less than 1 percent of the total area.

Streets and Highways

Three Rivers circulation system is comprised of one arterial (State Highway 198), five collectors (North Fork Drive, South Fork Drive, Dinely Drive, Old Three Rivers Drive, and the private road built by the Edison Company) and numerous minor streets (such as Alta Acres Drive, Cherokee Oaks Drive, Pierce Drive, etc.).

Three Rivers is essentially bisected by State Highway 198, a major arterial, which traverses the community in a southwest-northeast direction. State Highway 198 is a two-lane highway, one lane in each direction, with an average daily 1978 traffic volume of 3,450 vehicles between the Village Market area and the White Horse Inn.

Projections made by the California Department of Transportation indicate a significant increase in traffic volume by the year 2000. Traffic counts taken in 1978 on State Highway 198, between the intersection of South Fork Drive and North Fork Drive, are projected to increase by 74 percent for an annual average daily traffic count of 5,900 by the year 2000. Traffic counts taken one quarter of a mile north of the Three Rivers Union School are projected to double from 3,450 in 1978 to 6,900 by the year 2000. For five year projections refer to Table A-16 "Projected Annual Daily Traffic (ADT) Volumes for State Highway 198" on page A-12 in the Appendix.

North Fork Drive, a collector street, bisects the northwest portion of the planning area in a north-southeast direction. It is a narrow two-lane road with a 1978 average daily traffic count of 1,508.

South Fork Drive, a collector street, bisects the southeastern portion of the community in a northwest-southeast direction. It also is a narrow two-lane road with a 1978 average daily traffic count of 495. The County maintains a portion of South Fork Drive from its intersection with State Highway 198 south past the intersection of Blossom Drive. From that point south, it is privately maintained. Table 11, "Annual Average Daily Traffic" indicates 1978 average daily traffic counts for selected local roads within the community.

TABLE 11
ANNUAL AVERAGE DAILY TRAFFIC (ADT)
for Local Roads

Location	1978 ADT
Cherokee Oaks Drive	520
Dinely Drive	518
Mineral King Road	317
North Fork Drive	1,508
South Fork Drive	495

Source: Tulare County Public Works Department,
September, 1978

For a list of County maintained roads in the
Three Rivers area, see Table A-14 in Appendix
I on page A-11.

Water pressure from the Alta Acres Community
Service District and the South Kaweah Mutual
Company water systems is adequate to meet the
residential fire flow requirements of 500 GPM
during a 2 hour period.

Water lines in the other water systems in Three
Rivers are too small (2-3 inches) to provide
adequate water pressure to meet the minimum
fire flow requirements of 500 GPM.

Police

The Tulare County Sheriff's Department provides
police protection in Three Rivers. Since the
nearest substation is located in Orosi, a
deputy sheriff resides and works out of his
home in Three Rivers. Back up ancillary patrol
units are provided as necessary.

Educational Facilities

The Three Rivers Union School lies within the
Three Rivers Union School District. The school
is located on a 9.14 acre parcel of land at
41932 Highway 198. It offers Kindergarten
through 8th grade education and had a 1978-1979
enrollment of 211, with an average grade size
of approximately 23 students. The school has
23 full and part time employees including 10
teachers. The cafeteria serves food to approxi-
mately 200 students daily. Bus capacity is
adequate at the present time. High School
students are bussed to Woodlake Union High
School.

Planning Department projections indicate the
school may be reaching its current design ca-
pacity of 300 students around 1995 and by the
year 2000 will have a projected enrollment range
from 305 to 360. See Table A-31, "Average Yearly
Enrollment" and Table A-32, "School Enrollment
Projections", on page A-24 for yearly enroll-
ment and enrollment projections. For School
Enrollments since 1954, see the following
chart.

The school also owns a 14 acre parcel on North
Fork Drive which it is currently using for
environmental studies for grades 4 through 8.
Because of sufficient capacity of the Three
Rivers Union School and the fact that student
enrollment is leveling off, it appears that
the additional 14 acre site may not be needed
for expansion purposes for the next 10 years.

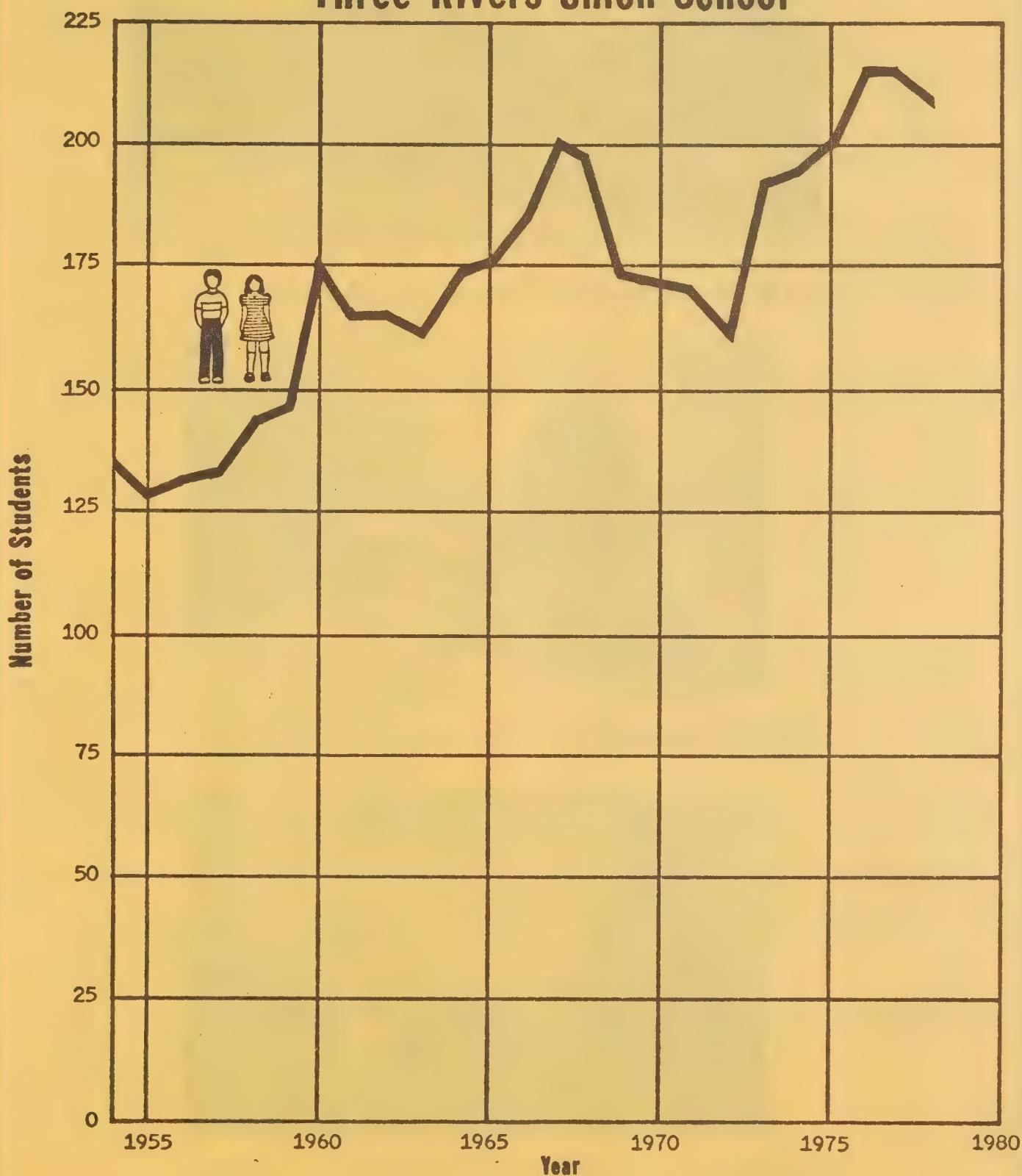
Fire and Police Protection

Fire

There is a Tulare County fire station in Three
Rivers located near the intersection of State
Highway 198 and South Fork Drive. The station
is presently equipped with a 750 gallon pumper,
is staffed by one fireman, and is supported by
10 volunteers. This fire station provides a
full range of structural fire protection as
well as wildland fires. Community response
time varies from one minute on a fairly flat
terrain to three minutes on steeper terrain.

Hammond fire Station, a state operated fire
station, is located near the intersection of
Mineral King Road and State Highway 198. The
fire station is designed primarily to fight
wildland fires, but will respond to structural
fire if fire fighting personnel is available.
This station is equipped with three wildland
trucks, one 280 gallon truck and two 650 gallon
trucks. During the summer season, the station
is staffed by 8 to 9 firemen and 5 firemen
during the winter season.

SEPTEMBER ENROLLMENT Three Rivers Union School



Source: Three Rivers Union School, June 1979

Prepared by: Tulare County Planning Department, November 1979



Three Rivers Union School located on State Highway 198.



Hammond Fire Station located on Mineral King Road.



Three Rivers Fire Station located on South Fork Drive.

Recreation Facilities

Recreation is essential for the physical, emotional, moral, health and well-being of the individual and society as a whole. Every human being, regardless of age or sex, indulges in recreation to some degree, be it active or passive, for recreation is many things to many people. Public recreation areas, those areas to be used by the public for active or passive recreation purposes, are almost non-existent in Three Rivers. In general, active recreation involves those activities which require some degree of physical exertion such as swimming, fishing, hunting and dancing. Passive recreation involves the quieter and less physical activities such as music, picnicking, and nature study.

The only public active recreation area is the Three Rivers Union School. Passive public recreation areas also are non-existent since (1) the closing of the park area adjacent to the Three Rivers Airport and the North Fork of the Kaweah River, and (2) the closing of the County park area adjacent to Lake Kaweah.

Quasi-public recreational facilities within the community include the 9-hole Three Rivers golf course located approximately 3/4 mile south of the commercial area of Three Rivers on the west side of State Highway 198.

Trespassing problems exist and have existed and will continue to exist until such time that public recreation areas are available and well advertised and/or until there is additional policing and posting of no trespass signs. Trespassing and all the other problems associated with trespassing are particularly prevalent during summer holidays and weekends, especially when the Sequoia National Park has reached its capacity. Some additional relief will occur when the Bureau of Land Management recreational proposals are operational. They are not anticipated to be operational immediately, but sometime within the next 10-15 years.

Bureau of Land Management proposals within the general Three Rivers area are as follows:

Bear Ranch - River Flat Complex and Soldiers Headquarters Historical Site - It is a 360 acre site of which approximately 94 acres are within the planning area. It is located 1-1/2 miles east of Hammond and just north of the east fork of the Kaweah River. It is within an area of excellent and exceptional scenic quality. Soldiers Headquarters is proposed to be established as a historical landmark. The area is proposed for passive recreation.

Other Bureau of Land Management (BLM) proposals within the general Three Rivers area but outside of the planning area are as follows:

Case Mountain Recreation Complex - Site is located four miles east of Three Rivers, adjacent to the Sequoia National Park. It will contain approximately 7,200 acres surrounding and including Case Mountain. BLM is in the process of acquiring some of the private inholdings within the 7,200 acre site.

Combs Rock Recreation Complex - Site is located one mile north of Three Rivers, but outside the planning area, and contains approximately 620 acres of BLM owned land. This geologic structure is comprised of a tilted series of granite outcrops appearing like the teeth of a comb in side view.

Advance Picnic and Historic Site - Site is located 5 miles north of Three Rivers on the east bank of the North Fork of the Kaweah River and is within an area of excellent scenic quality. It contains approximately 40 acres and was the site of a limber mill built in 1886 to serve the manufacturing needs of the Kaweah Commonwealth Colony. This cooperative colony was an experiment in utopian socialism based upon the theories of Laurence Gronlund. The site is to be developed as a historical landmark and is under BLM ownership.

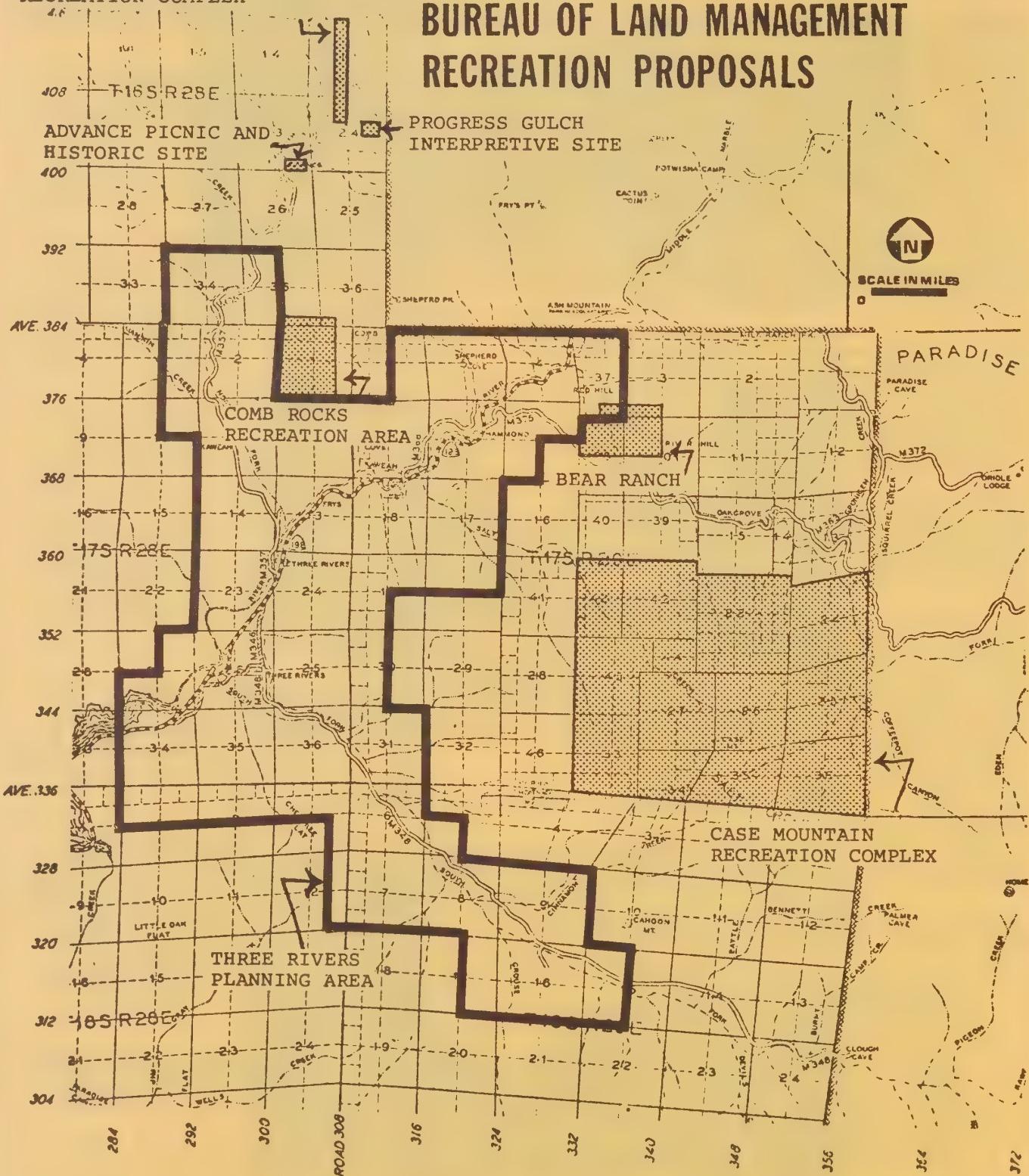
Progress Gulch Interpretive Site - Site is located 6 miles north of Three Rivers, adjacent to the Sequoia National Park boundary and contains 40 acres of BLM owned land. It is currently the site of a wildlife improvement project being conducted by the Bureau.

North Fork Falls - Yucca Creek Recreation Complex - Site is located seven miles north of Three Rivers, outside the planning area, and one mile west of the Sequoia National Park boundary. Its main feature consists of a 20 foot waterfall cascading into a deep pool; it is considered to be an outstanding site for a fishing, swimming, and picnicking complex. The site is owned by BLM.

All Bureau of Land Management sites in relation to the Three Rivers planning area are shown on the following map "Bureau of Land Management Recreation Proposals".

NORTH FORK FALLS - YUCCA CREEK
RECREATION COMPLEX

BUREAU OF LAND MANAGEMENT RECREATION PROPOSALS



PREPARED BY TULARE COUNTY PLANNING DEPARTMENT

Three Rivers Community Services District

The District, approximately eight square miles in size, was formed in October of 1973. Functions performed by the District include trash (barrel) pickup along State Highway 198 and contracting for sewerage system reports. The Community Services District is financed through ad valorem taxes. Its mailing address is: P.O. Box 423, Three Rivers, CA 93271.

The District was established in accord with the Community Services District Law, Government Code Sections 6100 et seq., and amendments thereto. It is governed by a board of directors of five members elected at large by the voters of the district; each director must be a registered voter residing in the district.

In addition to its general powers, a community services district may exercise any of the statutory powers prescribed by Section 61600 of the Government Code, to wit:

- (a) Supply water of all types.
- (b) Disposal of sewage and storm water.
- (c) Garbage and refuse collection and disposal.
- (d) Fire protection.
- (e) Public recreation.
- (f) Street lighting.
- (g) Mosquito abatement.
- (h) Police protection.
- (i) Library service.
- (j) Construction of streets.
- (k) Construction of works incidental to streets.
- (l) Conversion of overhead electric and communication facilities to underground installations.
- (m) Contract for ambulance service subject to approval of a majority vote of the electorate.
- (n) Provide and operate public airports.

A district has only those of the aforementioned powers as are specifically set forth in the petition for formation of the district or which have been added subsequently by majority vote of the electorate.

In addition, a district has the following specific powers provided by statute: (Numerical references are to sections of the Government Code.)

Prescribe and collect rates and charges for the services and facilities furnished by the district (61621), including water standby and availability charges. (61765)

Levy and collect an ad valorem tax on all taxable property within the district. (61755) The maximum tax rate is \$1.00 per \$100 of assessed valuation (except for bond interest and redemption). The tax ceiling may be lifted by majority vote of the electorate of the district. (61755.5)

Water System

Water in Three Rivers is essentially provided by individual wells and private water companies. Existing sources of domestic water in the community of Three Rivers include private wells, private water companies, spring water and ditch water. Private water companies are shown on the following page.

All water sources are treated before use either through chlorination or ultra-violet light source.

The hardrock well is the type used by the majority of people living in the Three Rivers Area. This well consists of drilling into the granite rock until a fissure or crack containing a water source is found. The water is then pumped and used.

River wells are those wells set in or adjacent to the river beds which draw water from the sand strata beneath the river. The water is then pumped and used.

The flume and ditch water is used the least; however, many people use it especially in the North Fork area. This type of water use consists of a flume or ditch constructed by the property owners that brings water from up stream to their properties where it is piped into holding tanks for use as needed.

TABLE 12
STATUS OF PRIVATE WATER COMPANY SYSTEMS

Name	Number of Wells	Deepest Well Depth in Feet	Total Capacity of Source of Supply in G.P.M.	Total Residential Connections	Total Commercial Connections	Water Storage Capacity in Gallons
Alta Acres Community Services District	2	80	120	39	1	71,315
East Three Rivers Mutual	1	150	20.2	8	0	11,400
Halstead-Taylor Ditch Company	(Water channeled into ditch at Green Hole)		Unknown	15	0	None
Kaweah River Acres Water Company	3	18	Unknown	20	0	10,000
Kaweah River Estates Mutual	1	18	20	16p	0	11,625
Lake Elowin Resort and St. Anthony Retreat	(Kaweah River Water)		Unlimited	1	11	30,000
Salt Creek Mutual	1	Unknown	22	11p	0	36,800
Sierra King Mutual	1	323	150	10	0	20,000
52 South Kaweah Mutual	2	210	172	15	0	10,120
Stivers Water Company	1	300	50	8	2	250
Three Rivers Mutual	1	Unknown	140	3	0	1,500
Tres Rios Mutual	1	10	40	10	0	1,050

p = potential

Source: Status Report and Guidelines for Completion of Community Facilities Element, Tulare County Planning Department, May 1970.

Prepared by: Tulare County Planning Department, December 1979.



Lions Club rodeo arena adjacent
to airport on Kaweah Drive.



Three Rivers Golf Course off State Highway 198.

Water Quality

A recent study by Meyer, Merriam and Associates, Inc., Envicom Corporation; and Coastal Valley Engineering entitled "Three Rivers Special Study" published in December 1977 indicates the following in regard to water quality within the Three Rivers area.

With few exceptions, adverse pollution of natural waters was not documented, based on findings to date. Elevated nitrate and chloride levels in well water indicate a component of re-cycled effluent, but only three wells had coliform levels indicative of septic pollution. River water leaving the District is of comparable quality to that entering the District, although some high readings on the South Fork would warrant continued monitoring.

River water is very low in chemical constituents, but has a relatively high bacterial content. The predominant chemical components are calcium and sodium bicarbonates. The bacterial content of river water is generally acceptable for recreational bathing, but does not meet drinking standards.

Groundwater in the Three Rivers area ranges widely from excellent to poor. No major differences are seen between water from dug wells and that from hardrock wells.

Sewage System

There is no sewer system in the community and Three Rivers is, therefore, served by individual on-site or off-site disposal systems. All new development must receive approval from the State Water Quality Control Board and the County of Tulare Health Department for the design of the septic tanks and leach fields prior to the issuance of a building permit. Design difficulties primarily stem from steepness of slope and inadequate leach field area.

The Three Rivers Special Study, previously mentioned in the section on Water Quality, reveals the following for the Community Services District area of eight square miles:

- Over half of the District area is "generally suitable for leach field waste disposal, but with varying degrees of constraint for design and location."
- Suitability of the District for leach field waste disposal is as follows:

TABLE 13
SUITABILITY FOR LEACH FIELD WASTE DISPOSAL

Rating	Percent	Adverse Determination Factors
Good	7%	
Fair to Poor	50%	Because of extremely fast or slow percolations, high groundwater, shallow depth to bedrock, or local flood potential.
Very Poor	33%	Because of steep slopes or a combination of adverse conditions.
Unsuitable	10%	Because of river flooding or exposed bedrock outcrops.

- Tabulation of known and potential septic problems:

TABLE 14
KNOWN AND POTENTIAL SEPTIC PROBLEMS

Status	Number	Percent of Total
Known Problems	55	10.0%
Potential Problems	202	37.0%
No Problems	279	51.0%
Total Systems	546*	98.0%

* 10 systems unaccounted for

Source: Three Rivers Special Study, Meyer, Merriam and Associates, December 1977, Table IV, page 1-11.

Prepared by: Tulare County Planning Department, December 1977.

For a general picture of septic suitability, it is recommended that concerned individuals use the "Septic Suitability" map (Plate VIII) in the "Three Rivers Special Study" prepared for the Three Rivers Community Services District by Meyer, Merriam and Associates, Inc., Envicom Corporation, and Coastal Valley Engineering.

As previously mentioned, the purpose of the newly formed On-Site Waste Water Management District is to rehabilitate failing septic systems within the Community Services District and to require property owners to properly maintain their systems.

Refuse Disposal

Three Rivers Disposal Service collects refuse once a week. The nearest disposal site is located two miles south of the City of Woodlake on Road 208 south of Avenue 304.

A local ambulance service is available in Three Rivers; however, the nearest hospitals are Kaweah Delta Hospital in Visalia and the Memorial Hospital in Exeter.

Health Facilities

There is a critical need for health services in Three Rivers. There is currently one practicing physician in the community. Since most of the physicians practice in Visalia, patients must travel to Visalia for health services.

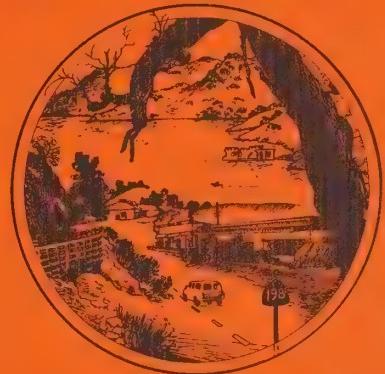
Utilities

The Southern California Edison Company and Pacific Telephone Company provide electric and phone service, respectively. Propane gas is supplied by private companies.



St. Anthony's Retreat north of Three Rivers.

APPENDIX I



Data Tables

CENSUS TRACT 1

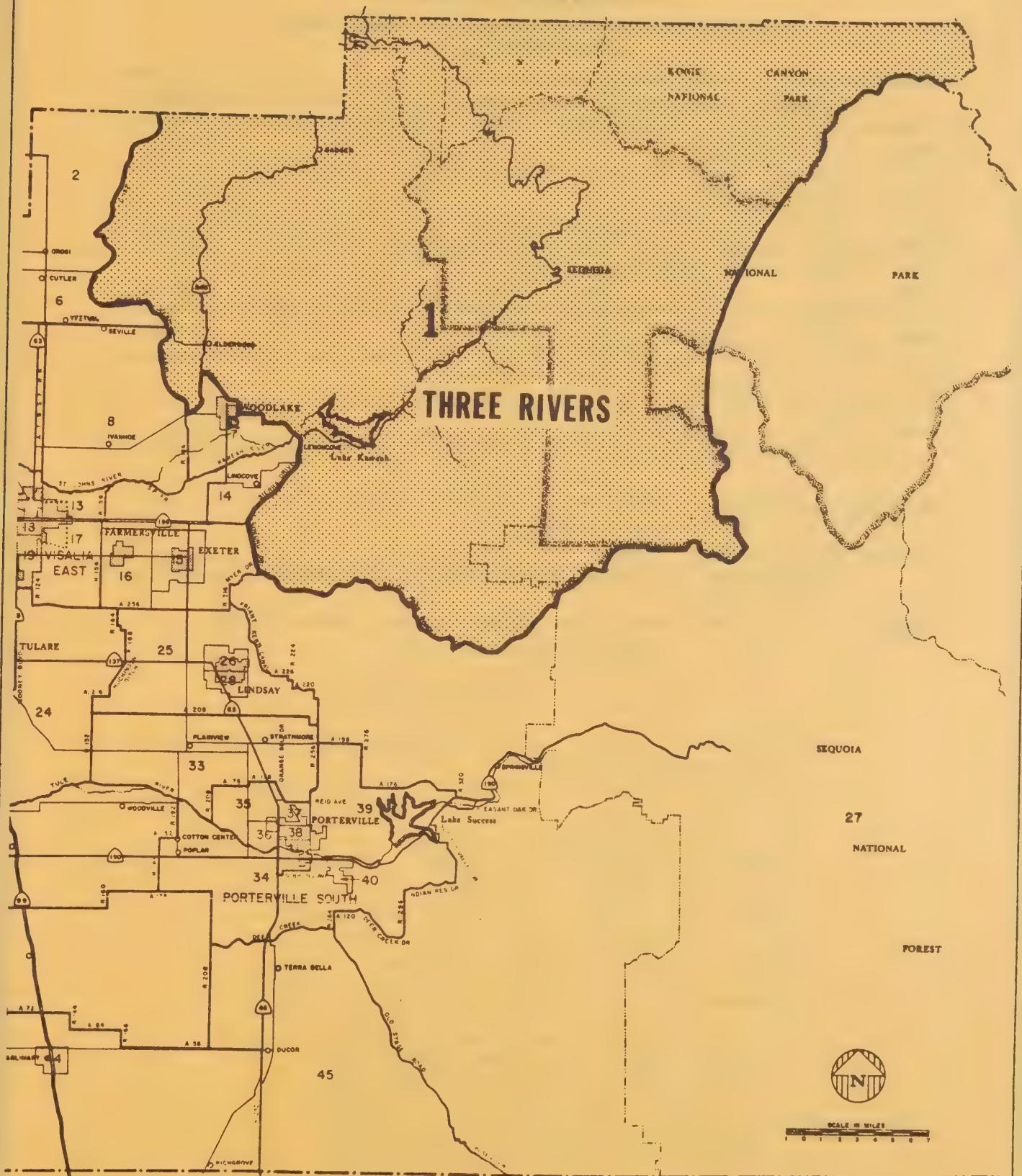


TABLE A-1
TOTAL POPULATION
Population 16 years and Over and Labor Force
Three Rivers

	Total Population	Population 16 yrs. & Over	Labor Force
1970	1,102	813	NA
1976	1,257	973	476
1980	1,645	1,285	645
1985	1,930	1,505	780
1990	2,340	1,825	985
1995	2,840	2,215	1,235
2000	3,445	2,685	1,550

NA = Not Available

Source: 1976 Special Census
 Projections by Tulare County Planning Department, October 1978.

Prepared by: Tulare County Planning Department, October 1978.

TABLE A-2
HOUSEHOLD POPULATION
Including Persons Per Household
and Persons Per Room

CO. UNINC.		CENSUS TRACT			COMMUNITY	
1970	1976	1970	1976		1970	1976
106,159	109,342	2,707	2,943	TOTAL HOUSEHOLD POPULATION	1,102	1,236
	3.30	N.A.	2.69	PERSONS PER HOUSEHOLD, SINGLE-FAMILY	N.A.	2.47
	3.14	N.A.	1.94	PERSONS PER HOUSEHOLD, MULTIPLE-FAMILY	N.A.	1.85
	2.48	N.A.	2.10	PERSONS PER HOUSEHOLD, MOBILEHOMES	N.A.	1.61
3.46	3.21	2.86	2.61	PERSONS PER HOUSEHOLD, TOTAL	2.82	2.36
(1) 4,657	(2) 3,478	(3) 82	(4) 53	1.01 OR MORE PERSONS PER ROOM: OVERCROWDED (COUNT OF HOUSEHOLDS)	N.A.	(7) 18

TABLE A-3
OVERCROWDED HOUSEHOLDS
As a Percentage of
Total Households Accounted

Item No.	% Overcrowded	Number of Households	
		Accounted	Unknown
(1)	15.19	30,666	0
(2)	10.74	32,388	1,642
(3)	8.66	947	0
(4)	6.13	865	261
(5)	9.07	816	0
(6)	5.82	756	179
(7)	4.18	431	93

Sources: First-Count Summary Tape (printout), 1970 Census of Population and Housing, April 1, 1970
 Unpublished Census Tract Data, 1970 Census of Population and Housing, April 1, 1970
 Special Census of Tulare County Unincorporated Area conducted under the auspices of Population Research Unit, Department of Finance, State of California, October 19, 1976
 Population Study for Three Rivers, Tulare County Planning Department, October 27, 1969

TABLE A-4
POPULATION BY RACE OR ETHNICITY

COUNTY UNINC.				CENSUS TRACT 1				RACE OR ETHNICITY	COMMUNITY				
1970		1976		1970		1976			1970		1976		
NO.	%	NO.	%	NO.	%	NO.	%		NO.	%	NO.	%	
101,196	93.88	104,611	94.02	2,619	95.7	3,077	97.8	CAUCASIAN (1)	NA	-	1,189	94.6	
67,499	62.62	76,183	68.47	2,354	86.0	2,785	88.6	NON-MINORITY WHITE (2)	NA	-	1,174	93.4	
33,697	31.26	28,428	25.55	265	9.7	292	9.3	SPANISH (3)	NA	-	15	1.2	
1,307	1.21	1,085	0.98	4	0.1	13	0.4	BLACK	NA	-	0	0.0	
2,410	2.24	2,675	2.40	NA	-	28	0.9	ASIAN (4)	NA	-	1	0.1	
2,879	2.67	1,845	1.66	114*	4.2	21	0.7	OTHER	NA	-	6	0.5	
-	-	1,047	0.94	-	-	6	0.2	UNKNOWN	1,102	100.0	(2)	61 4.9	
107,792	100.0	111,263	100.0	2,737	100.0	3,145	100.0	TOTAL	1,102	100.0	1,257	100.0	

Sources: First-Count Summary Tape (printout), 1970 Census of Population and Housing, April 1, 1970

Fourth-Count Summary Tape (printout), 1970 Census of Population, April 1, 1970
Unpublished Census Tract Data, 1970 Census of Population and Housing, April 1, 1970

Special Census of Tulare County Unincorporated Area, conducted under the auspices of Population Research Unit, Department of Finance, State of California, October 19, 1976

General Population Characteristics, California, 1970, Bureau of the Census

* includes Asian, if any

(2) The number of unknown in the community includes 59 persons whose race or ethnicity is known in the Area, but unknown in the Community

TABLE A-5
BUILDING PERMITS
Issued For Standard Housing Units*
Three Rivers

Calendar Year	New Single-Family Housing Units	New Multi-Family Housing Units	Single-Family Housing Units Moved Into Area
1970	12	0	0
1971	23	0	0
1972	16	1 structure-2 units	0
1973	13	0	0
1974	16	0	0
1975	16	0	1
1976	20	0	0
1977	17	0	0
1978	31	1 structure-14 units	0
Jan. 1 - April 30, 1979	3	0	0
TOTALS	167	2 structures-16 units	1

Total Housing Units as of 4-30-79 = 707**

* Does not include mobilehomes

** Includes 59 mobilehomes

Source: Tulare County Building Department, Weekly Summaries and individual building permits.

Prepared by Tulare County Planning Department, October 4, 1978.
 Revised, May 25, 1979.

TABLE A-6
HOUSING BY OCCUPANCY STATUS

CO. UNINC.				CENSUS TRACT 1				OCCUPANCY STATUS	COMMUNITY				
1970		1976		1970		1976			1970		1976		
NO.	%	NO.	%	NO.	%	NO.	%		NO.	%	NO.	%	
30,666	88.93	34,030	87.06	947	63.3	1,126	54.1	TOTAL OCCUPIED	391	73.9	524	82.4	
3,817	11.07	5,058	12.94	549	36.7	957	45.9	TOTAL VACANT	138	26.1	112	17.6	
34,483	100.0	39,088	100.0	1,496	100.0	2,083	100.0	TOTAL	529	100.0	636	100.0	

TABLE A-7
HOUSING BY TENURE

CO. UNINC.				CENSUS TRACT 1				TENURE	COMMUNITY				
1970		1976		1970		1976			1970		1976		
NO.	%	NO.	%	NO.	%	NO.	%		NO.	%	NO.	%	
19,322	63.01	23,610	69.38	582	61.5	763	67.8	OWNER OCCUPIED	NA	-	359	68.5	
11,344	36.99	10,420	30.62	365	38.5	363	32.2	RENTER OCCUPIED	NA	-	165	31.5	
30,666	100.0	34,030	100.0	947	100.0	1,126	100.0	TOTAL OCCUPIED	391	100.0	524	100.0	

Sources: First-Count Summary Tape (printout), 1970 Census of Population and Housing, April 1, 1970

Fourth-Count Summary Tape (printout), 1970 Census of Housing, April 1, 1970

Special Census of Tulare County Unincorporated Area, conducted under the auspices of Population Research Unit, Department of Finance, State of California, October 19, 1976.

"Population Study for Three Rivers," Tulare County Planning Department, October 27, 1969.

Data for 1976 in Table 7, Housing by Tenure, although based on the Special Census of October 19, 1976, are estimates rather than counts. The estimates were determined as follows: For owner-occupied housing, the higher of two different counts (from Special Questions 8 and 9) was chosen as a starting point; the same was done for renter-occupied housing. The difference between the sum of these and total occupied housing (tenure not determined by the Census) was apportioned between the two according to relative numerical size.

TABLE A-8
VACANT HOUSING
By Type of Vacancy

CO. UNINC.				CENSUS TRACT 1					COMMUNITY				
1970		1976		1970		1976			1970		1976		
No.	%	No.	%	No.	%	No.	%		Type of Vacancy	No.	%	No.	%
799	19.96	577	11.41	37	6.7	12	1.3	FOR RENT	NA	-	5	4.5	
169	4.22	230	4.55	23	4.2	11	1.1	FOR SALE ONLY	NA	-	4	3.6	
186	4.65	1,920	37.96	5	0.9	796	83.2	SEASONAL & MIGRATORY	NA	-	13	11.6	
2,849	71.17	2,297	45.41	484	88.2	121	12.6	OTHER (1)	NA	-	84	75.0	
-	-	34	0.67	0	0.0	17	1.8	UNKNOWN	NA	-	4	3.6	
4,003	100.0	5,058	100.0	549	100.0	957	100.0	TOTAL VACANT	138	100.0	112	100.0	
3.06%		2.32%		5.96%		2.00%		VACANCY RATE*	NA		1.69%		

Sources: First-Count Summary Tape (printout), 1970 Census of Population and Housing, April 1, 1970.

Fourth-Count Summary Tape (printout), 1970 Census of Housing, April 1, 1970

Special Census of Tulare County Unincorporated Area, conducted under the auspices of Population Research Unit, Department of Finance, State of California, October 19, 1976

"Population Study for Three Rivers," Tulare County Planning Department, October 27, 1969

(1) Includes rented or sold, for occasional use, other.

*A Vacancy Rate of 5% is considered normal, giving those looking for suitable housing a choice, yet not constituting an overabundance of vacant housing units.

Vacancy Rate (in %) = $\frac{100(A+B)}{A+B+C}$, where A = vacant for sale, B = vacant for rent, and C = total occupied housing units.

TABLE A-9
HOUSING BY TYPE

CO. UNINC.				CENSUS TRACT 1					COMMUNITY				
1970		1976		1970 **		1976			1970		1976		
No.	%	No.	%	No.	%	No.	%		Type	No.	%	No.	%
31,740	92.05	33,713	86.25	1,415	94.9	1,862	89.4	SINGLE-FAMILY	NA	-	550	86.5	
1,218	3.53	1,415	3.62	15	1.0	91	4.4	MULTI-FAMILY	NA	-	28	4.4	
1,525	4.42	3,862	9.88	61	4.1	129	6.2	MOBILEHOME		-	58	9.1	
0	0.00	98	0.25	0	0.0	1	0.0	MISCELLANEOUS	NA	-	0	0.0	
34,483	100.0	39,088	100.0	1,491	100.0	2,083	100.0	TOTAL	529	100.0	636	100.0	

Sources: First-Count Summary Tape (printout), 1970 Census of Population and Housing,
April 1, 1970

Fourth-Count Summary Tape (printout), 1970 Census of Population, April 1, 1970
Special Census of Tulare County Unincorporated Area, conducted under the
auspices of Population Research Unit, Department of Finance, State of California
October 19, 1976

"Population Study for Three Rivers", Tulare County Planning Department,
October 27, 1969

** Data excludes 5 vacant seasonal units

TABLE A-10
HOUSING UNITS BY TYPE

Type	1976		1978		% Change
	Number	%	Number	%	
Single-family	550	86.5	587	85.4	+ 6.7
Multiple-family	28	4.4	42	6.2	+ 50.0
Mobilehomes	58	9.1	58	8.4	0.0
TOTAL	636	100.0	687	100.0	+ 56.7

Prepared by: Tulare County Planning Department, February, 1979

TABLE A-11
HOUSEHOLDS BY TYPE

CO. UNINC.				CENSUS TRACT 1					COMMUNITY				
1970		1976		1970		1976			1970		1976		
No.	%	No.	%	No.	%	No.	%		Household Type	No.	%	No.	%
23,750	77.45	25,659	75.40	696	73.5	773	68.7	HUSBAND-WIFE FAMILY	NA	-	321	61.3	
817	2.66	865	2.54	26	2.7	11	1.0	OTHER FAMILY WITH MALE HEAD	NA	-	3	0.6	
2,150	7.01	1,908	5.61	41	4.3	32	2.8	FAMILY WITH FEMALE HEAD	NA	-	18	3.4	
26,717	87.12	28,432	83.55	763	80.6	816	72.5	TOTAL FAMILIES	NA	-	342	65.3	
1,771	5.78	2,244	6.59	106	11.2	144	12.8	MALE PRIMARY INDIVIDUAL	NA	-	73	13.9	
2,178	7.10	2,851	8.38	78	8.2	122	10.8	FEMALE PRIMARY INDIVIDUAL	NA	-	72	13.7	
3,949	12.88	5,095	14.97	184	19.4	266	23.6	TOTAL PRIMARY INDIVIDUALS	NA	-	145	27.7	
30,666	100.0	34,030	100.0	947	100.0	1,126	100.0	TOTAL HOUSEHOLDS	391	100.0	524	100.0	
-	-	503	1.48	-	-	44	3.9	UNKNOWN	391	100.0	37	7.1	

Sources: First-Count Summary Tape (printout), 1970 Census of Population and Housing, April 1, 1970

Fourth-Count Summary Tape (printout), 1970 Census of Housing, April 1, 1970

Special Census of Tulare County Unincorporated Area, conducted under the auspices of Population Research Unit, Department of Finance, State of California, October 19, 1976

"Population Study for Three Rivers," Tulare County Planning Department, October 27, 1969

TABLE A-12
 ANNUAL AVERAGE DAILY TRAFFIC (ADT)
 for State Highway 198
 Three Rivers

Year	1/4 mile south of the southern intersection of Pierce Rd. and Peak S. H. 198 Hour (Milepost 35.92)		1/4 mile south of North Fork Peak Drive Hour (Milepost 37.40)		Intersection of North Fork Peak Drive Hour (Milepost 38.50)		3/4 mile north of North Fork Peak Drive Hour (Milepost 39.69)		Intersection of Mineral King Rd. Peak and S. H. 198 Hour (Milepost 42.34)	
1965	350	2300	380	2700	380	2700	380	2700	300	1600
1966	300	2050	360	2450	360	2450	290	2000	270	2400
1967	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1968	290	2100	340	2400	340	2400	300	2150	230	1250
1969	310	2200	310	2200	310	2000	280	2000	200	1400
1970	330	2400	330	2150	300	2150	340	2400	200	1100
1971	340	2450	310	2200	310	2200	340	2450	200	1100
1972	320	2250	290	2100	290	2100	330	2400	200	1150
1973	260	1800	350	2500	350	2500	340	2500	190	1100
1974	260	1800	260	2300	500	3450	330	2400	170	1000
1975	270	1900	330	2400	330	2400	340	2500	190	1100
1976	280	2000	350	2500	350	2500	360	2500	210	1200
1977	320	2250	400	2900	410	3007	470	3400	290	1650
Percent Changes 1965-77	-2.2%		+7.4%		+11.4%		+26.0%		+3.1%	

Annual ADT = Annual Average Daily Traffic

N/A = Not Available

Peak hour design capacity is 625 vehicles per hour in both directions

Source: Traffic Volumes on California State Highways, Caltrans.

Prepared by: Tulare County Planning Department, September 1978.

TABLE A-13
ANNUAL AVERAGE DAILY TRAFFIC (ADT)
for Local Roads
Three Rivers

Location	1978 ADT
Cherokee Oaks Drive, east of S. H. 198	520
South Fork Drive, south of S. H. 198	495
North Fork Drive, north of S. H. 198	1,508
Dinely Drive, north of S. H. 198	518
Mineral King, east of S. H. 198	317

Source: Tulare County Public Works Department, September 1978

Prepared by: Tulare County Planning Department, September 1978

TABLE A-14
COUNTY MAINTAINED ROADS
Three Rivers

Alta Acres Drive	Ferndale Drive	Oak Grove Drive
Blossom Drive	Grouse Drive	Oakridge Drive
Cherokee Oaks Drive	Hammond Drive	Old Three Rivers Drive
Craig Drive	La Cieneca Drive (portion)	Quail Drive
Crystal Drive	Manzanita Drive	Sierra King Drive
Dinely Drive	Meadow Drive	Skyline Oak Drive
Eggers Drive	Mineral King Road	South Fork Drive
Elk Drive	Mynatt Drive	Sunset Drive
Encina Drive	North Fork Drive	Terminus Court

Prepared by: Tulare County Planning Department, June 1979

TABLE A-15
NUMBER OF VISITORS TO SEQUOIA NATIONAL PARK
From Stoney Creek, Ash Mountain,
Lookout Point and South Fork Entrances
1964-1978

Year	No. of People	No. of Vehicles
1964	648,570	N/A
1965	877,270	N/A
1966	797,840	N/A
1967	746,810	N/A
1968	874,300	N/A
1969	919,310	246,930
1970	875,670	232,850
1971	881,980	243,160
1972	869,600	242,610
1973	846,280	277,985
1974	686,940	293,903
1975	957,386	271,530
1976	1,040,575	196,150
1977	978,573	277,985
1978	973,448	294,604
Percent Change 1970-1978	+11.2%	+26.5%

N/A = Not Available

Source: Sequoia National Park, Hank Jones and Dorothy Scott.

Prepared by: Tulare County Planning Department, December 1979.

TABLE A-16
SEQUOIA NATIONAL PARK PROJECTIONS

Year	Number of Visitors			Number of Vehicles (4)		
	Low (1)	Med. (2)	High (3)	Low	Med.	High
1980	975,400	1,024,700	1,036,800	275,535	289,465	292,880
1985	1,048,000	1,123,600	1,137,400	296,045	317,400	321,300
1990	1,126,000	1,232,000	1,247,800	318,080	348,020	352,485
1995	1,209,800	1,351,000	1,368,900	341,750	381,640	386,695
2000	1,299,800	1,481,300	1,501,700	367,175	418,445	424,210
Percent Change 1977-2000	+32.83	+51.37	+53.46	+53.15	+74.53	+76.94

All projections made by linear regression, based on graphic analysis.

(1) Using the years 1966, 1972

(2) Using the years 1966, 1972, 1977 Figures are rounded to nearest 100.

(3) Using the years 1966, 1971, 1977

(4) Using an average of 3.54 persons per vehicle, which is calculated using all available figures except those for 1974, 1976 and 1977; the data for these years is suspect - especially 1976. Figures are rounded to the nearest 5.

Prepared by: Tulare County Planning Department, September 1978.

TABLE A-17
 SEQUOIA NATIONAL PARK USAGE
 From State Highway 198 Entrance Only (Ash Mountain)
 1977-1979

A-13

Month	Vehicles				Visitors			
	1977	1978	1979	Percent Change 1978-1979	1977	1978	1979	Percent Change 1978-1979
January	7,729	8,923	7,128	-20.1%	26,279	30,338	21,057	-30.5%
February	5,828	5,712	6,869	+20.2%	19,815	19,421	19,941	+ 2.6%
March	5,555	8,113	6,399	-21.1%	18,887	27,584	18,354	-33.4%
April	11,388	7,594	7,630	+ 0.5%	38,719	25,820	24,505	- 5.09
May	17,728	16,094	9,620	-40.2%	60,275	54,720	32,708	-40.2%
June	17,597	21,767	13,152	-39.5%	59,830	74,008	44,584	-39.7%
July	29,508	31,397	21,714	-30.8	100,327	106,750	73,743	-30.9%
August	26,961	29,316	24,410	-16.7%	91,667	99,674	82,628	-17.1%
September	15,419	19,010	16,392	-13.7%	52,425	64,634	55,476	-14.1%
October	10,161	12,640	9,627	-23.8%	34,547	42,976	27,262	-36.5%
November	6,681	6,929	6,811	- 1.7%	22,715	23,559	19,473	-17.3%
December	5,890	8,647	578	Through 12-4 NA	20,026	29,400	1,618	NA
TOTAL	160,445	176,142	130,330	--	545,512	598,884	421,349	--

Source: Dorothy Scott, Chief Ranger Secretary and Statistician of Sequoia National Park.

Prepared by: Tulare County Planning Department, December 1979.

TABLE A-18
 SEQUOIA NATIONAL PARK USAGE
 From Stoney Creek, Ash Mountain,
 Lookout Point and South Fork Entrances
 1977-1979

Month	VEHICLES				VISITORS			
	1977	1978	1979	% Change 1978 - 1979	1977	1978	1979	% Change 1978-1979
January	9,703	10,699	8,205	-23.3	34,036	33,136	25,338	-23.5
February	8,858	6,390	7,120	+11.4	30,984	20,095	22,334	+11.1
March	8,442	8,402	7,192	-14.4	28,627	25,462	24,271	-4.7
April	18,102	8,508	14,095	+65.7	60,532	28,775	47,410	+64.8
May	27,130	26,224	18,755	-28.5	92,696	88,776	63,854	-28.1
June	35,910	40,424	29,946	-25.9	128,827	136,868	101,152	-26.1
July	49,809	60,723	43,192	-28.9	179,886	204,415	146,109	-28.5
August	49,752	56,464	48,275	-14.5	177,599	190,402	163,110	-14.3
September	30,114	35,352	30,453	-13.8	108,424	118,941	102,024	-14.2
October	19,286	21,748	17,124	-21.2	66,692	66,708	51,956	-22.1
November	12,177	10,090	10,744	+ 6.4%	41,138	30,928	32,888	+ 6.3%
December	8,702	9,580	N/A	-	29,132	28,942	N/A	
TOTAL	277,985	294,604			978,573	973,448		

Source: Dorothy Scott, Chief Ranger Secretary and Statistician of Sequoia National Park.

Prepared by: Tulare County Planning Department, December 1979.

TABLE A-19
LABOR FORCE STATUS

CO. UNINC.				CENSUS TRACT 1				LABOR FORCE STATUS	COMMUNITY				
1970		1976		1970		1976			1970		1976		
NO.	%	NO.	%	NO.	%	NO.	%		NO.	%	NO.	%	
37,161	93.45	41,055	94.11	1,013	92.9	1,359	97.1	EMPLOYED	NA	-	455	95.6	
2,603	6.55	2,568	5.89	77	7.1	40	2.9	UNEMPLOYED	NA	-	21	4.4	
39,764	100.0	43,623	100.0	1,090	100.0	1,399	100.0	CIVILIAN LABOR FORCE	NA	100.0	476	100.0	

Sources: Unpublished Census Tract Data, 1970 Census of Population and Housing, April 1, 1970

Special Census of Tulare County Unincorporated Area, conducted under the auspices of Population Research Unit, Department of Finance, State of California, October 19, 1976.

For 1976, employed includes full-time (35 hours or more per week), half-time (15-34 hours per week), part-time (less than 15 hours per week), and seasonal workers. Unemployed includes those who are actively seeking work and discouraged workers, who would take a job if offered one, but who are no longer actively seeking work.

TABLE A-20
EMPLOYMENT BY RACE OR ETHNICITY

CO. UNINC.				CENSUS TRACT I				RACE OR ETHNICITY	COMMUNITY				
1970		1976		1970		1976			1970		1976		
NO.	%	NO.	%	NO.	%	NO.	%		NO.	%	NO.	%	
35,634	95.89	38,021	95.08	998	98.5	1,153	84.8	CAUCASIAN	NA	-	442	97.1	
1,527	4.11	1,865	4.66	15	1.5	21	1.5	OTHER THAN CAUCASIAN	NA	-	4	0.9	
-	-	1,169	0.26	-	-	185	13.6	UNKNOWN	NA	-	9	2.0	
37,161	100.0	41,055	100.0	1,013	100.0	1,359	100.0	TOTAL	NA	100.0	455	100.0	
4,412	11.87	9,253	23.14	98	9.7	102	7.5	SPANISH ⁽¹⁾				0.9	

Sources: Fourth-Count Summary Tape (printout), 1970 Census of Population, April 1, 1970

Special Census of Tulare County Unincorporated Area, conducted under the auspices of Population Research Unit, Department of Finance, State of California, October 19, 1976

(1) Spanish language

TABLE A-21
HOUSEHOLD INCOME FOR TOTAL HOUSEHOLDS
(Count of Households)

COUNTY UNINCORPORATED AREA				INCOME RANGE	CENSUS TRACT 1			
1969		1975		INCOME RANGE	1969		1975	
NO.	%	NO.	% *		NO.	%	NO.	%
11,126	36.28	6,140	24.30	\$0 to \$4,999	352	37.17	133	19.25
4,946	16.13	3,669	14.52	\$5,000 to \$6,999	111	11.72	88	12.74
5,553	18.11	4,308	17.05	\$7,000 to \$9,999	199	21.01	111	16.06
9,041	29.48	11,151	44.13	\$10,000 or more	285	30.10	359	51.95
-	-	8,762	25.75	UNKNOWN	-	-	435	38.63
30,666	100.00	34,030	100.00	TOTAL HOUSEHOLDS	947	100.00	1,126	100.00
\$ NA	\$ 8,877			MEDIAN INCOME	\$ NA		\$ 10,360	

AREA (1) 1	COMMUNITY			
	1975		1975	
NO.	%	INCOME RANGE	NO.	%
115	18.91	\$0 to \$4,999	60	18.07
29	4.77	\$5,000 to \$5,999	19	5.72
52	8.55	\$6,000 to \$6,999	23	6.93
38	6.25	\$7,000 to \$7,999	15	4.52
33	5.43	\$8,000 to \$8,999	16	4.82
25	4.11	\$9,000 to \$9,999	11	3.31
31	5.10	\$10,000 to \$10,999	18	5.42
24	3.95	\$11,000 to \$11,999	14	4.22
261	42.93	\$12,000 or more	156	46.99
327	34.97	UNKNOWN	192	36.64
935	100.00	TOTAL HOUSEHOLDS	524	100.00
\$ NA	\$ NA	MEDIAN INCOME	\$ NA	

Sources: Fourth-Count Summary Tape (printout), 1970 Census of Population, April 1, 1970

Special Census of Tulare County Unincorporated Area, conducted under the auspices of Population Research Unit, Department of Finance, State of California, October 19, 1976.

*1975 income percentages are calculated by using a total that is reduced by the amount of the "Unknown", which makes comparisons with the 1969 income percentages more meaningful. "Unknown" percentage is calculated using the total shown.

(1) Areas 0, 2, 3, 4, 9.

TABLE A-22
FAMILY INCOME
FOR NON-MINORITY WHITE FAMILIES
(Count of Families)

COUNTY UNINCORPORATED				INCOME RANGE	CENSUS TRACT 1			
1969		1975 *		INCOME RANGE	1969		1975	
NO.	%	NO.	%		NO.	%	NO.	%
5,415	26.40	2,524	16.12	\$0 to \$4,999	207	30.35	54	10.82
3,033	14.79	1,906	12.18	\$5,000 to \$6,999	70	10.26	56	11.22
4,277	20.86	2,561	16.36	\$7,000 to \$9,999	156	22.87	78	15.63
7,783	37.95	8,662	55.34	\$10,000 or more	249	36.51	311	62.32
-	-	4,661	22.94	UNKNOWN	-	-	252	33.56
20,508	100.00	20,314	100.00	TOTAL HOUSEHOLDS	682	100.00	751	100.00
\$ NA		\$ NA		MEDIAN INCOME	\$ NA		\$ NA	

AREA		INCOME RANGE	COMMUNITY	
1975		INCOME RANGE	1975	
NO.	%		NO.	%
		\$0 to \$4,999	22	9.40
		\$5,000 to \$5,999	12	5.13
		\$6,000 to \$6,999	14	5.98
		\$7,000 to \$7,999	13	5.56
		\$8,000 to \$8,999	9	3.85
		\$9,000 to \$9,999	7	2.99
		\$10,000 to \$10,999	15	6.41
		\$11,000 to \$11,999	12	5.13
		\$12,000 or more	130	55.56
		UNKNOWN	100	29.94
	100.00	TOTAL HOUSEHOLDS	334	100.00
\$ NA		MEDIAN INCOME	\$ NA	

Sources: Fourth-Count Summary Tape (printout), 1970 Census of Population, April 1, 1970
Special Census of Tulare County Unincorporated Area, conducted under the
auspices of Population Research Unit, Department of Finance, State of
California, October 19, 1976

* 1975 income percentages are calculated by using a total that is reduced by the amount
of the "Unknown", which makes comparisons with 1969 income percentages more meaningful.
"Unknown" percentage is calculated using the total shown.

TABLE A-23
FAMILY INCOME
FOR SPANISH* FAMILIES
(Count of Families)

COUNTY UNINCORPORATED AREA				INCOME RANGE	CENSUS TRACT 1			
1969		1975 *		INCOME RANGE	1969		1975	
NO.	%	NO.	%		NO.	%	NO.	%
2,100	39.35	1,189	29.79	\$0 to \$4,999	14	27.45	7	29.17
1,320	24.73	938	23.50	\$5,000 to \$6,999	0	0.00	5	20.83
931	17.44	903	22.63	\$7,000 to \$9,999	21	41.18	6	25.00
986	18.47	961	24.08	\$10,000 or more	16	31.37	6	25.00
-	-	1,616	28.82	UNKNOWN	-	-	21	46.67
5,337	100.00	5,607	100.00	TOTAL HOUSEHOLDS	51	100.00	45	100.00
\$ NA		\$ NA		MEDIAN INCOME	\$ NA		\$ NA	

AREA		INCOME RANGE	COMMUNITY	
1975		INCOME RANGE	1975	
NO.	%		NO.	%
		\$0 to \$4,999	0	0.00
		\$5,000 to \$5,999	0	0.00
		\$6,000 to \$6,999	1	50.00
		\$7,000 to \$7,999	0	0.00
		\$8,000 to \$8,999	0	0.00
		\$9,000 to \$9,999	0	0.00
		\$10,000 to \$10,999	0	0.00
		\$11,000 to \$11,999	1	50.00
		\$12,000 or more	0	0.00
		UNKNOWN	1	33.33
	100.00	TOTAL HOUSEHOLDS	3	100.00
\$ NA		MEDIAN INCOME	\$ NA	

Sources: Fourth-Count Summary Tape (printout), 1970 Census of Population, April 1, 1970
 Special Census of Tulare County Unincorporated Area, conducted under the
 auspices of Population Research Unit, Department of Finance, State of California,
 October 19, 1976

* 1975 income percentages are calculated by using a total that is reduced by the amount
 of the "Unknown", which makes comparisons with 1969 income percentages more meaningful.
 "Unknown" percentage is calculated using the total shown.

TABLE A-24
FAMILY INCOME
FOR NON-CAUCASIAN FAMILIES
(Count of Families)

COUNTY UNINCORPORATED AREA				INCOME RANGE	CENSUS TRACT 1				
1969		1975 *			1969		1975		
NO.	%	NO.	%		NO.	%	NO.	%	
486	48.80	308	16.67	\$0 to \$4,999	0	0.00	2	13.33	
220	22.09	253	13.69	\$5,000 to \$6,999	6	40.00	2	13.33	
131	13.15	424	22.94	\$7,000 to \$9,999	0	0.00	3	20.00	
159	15.96	863	46.70	\$10,000 or more	9	60.00	8	53.33	
-	-	663	26.40	UNKNOWN	-	-	5	25.00	
996	100.00	2,511	100.00	TOTAL HOUSEHOLDS	15	100.00	20	100.00	
\$ NA	\$ NA			MEDIAN INCOME	\$ NA		\$ NA		

AREA		INCOME RANGE	COMMUNITY		
1975			1975		
NO.	%		NO.	%	
		\$0 to \$4,999	1	20.00	
		\$5,000 to \$5,999	0	0.00	
		\$6,000 to \$6,999	0	0.00	
		\$7,000 to \$7,999	0	0.00	
		\$8,000 to \$8,999	1	20.00	
		\$9,000 to \$9,999	0	0.00	
		\$10,000 to \$10,999	0	0.00	
		\$11,000 to \$11,999	0	0.00	
		\$12,000 or more	3	60.00	
		UNKNOWN	0	0.00	
	100.00	TOTAL HOUSEHOLDS	5	100.00	
\$ NA	\$ NA	MEDIAN INCOME	\$ NA		

Sources: Fourth-Count Summary Tape (printout), 1970 Census of Population, April 1, 1970 Special Census of Tulare County Unincorporated Area, conducted under the auspices of Population Research Unit, Department of Finance, State of California, October 19, 1976.

* 1975 income percentages are calculated by using a total that is reduced by the amount of the "Unknown", which makes comparisons with 1969 income percentages more meaningful. "Unknown" percentage is calculated using the total shown.

TABLE A-25
EXISTING LAND USE
Three Rivers

Land Use	Acreage	Percent of Total Area
Single Family	651.89	3.12
Mobilehomes on Single Family Lots	32.83	.16
Mobilehome Parks	20.89	.10
Local Commercial	41.33	.20
Highway Commercial	26.41	.13
Public	27.55	.13
Semi-Public	122.84	.59
Parks & Recreation	68.42	.33
Agriculture	3,840.75	18.36
Vacant	16,090.86	76.90
Total	20,923.77	100.00

Total Existing Land Use 32.69 Sq. Mi.

Source: Windshield Survey - July 11, Aug. 9 & 10, 1977

Prepared by: Tulare County Planning Department, August 30, 1977.

TABLE A-26
EXISTING ZONING - 1978
Three Rivers

Zone Classification		Total Acres	Percent of Total
R-A	Rural Residential	14,320.95	68.44
R-A-M	Rural Residential Special Mobilehome	18.60	.09
R-O	Single Family Estate	106.76	.51
R-O-19	Single Family Estate 19,000 sq. ft. min.	19.98	.10
R-O-44	Single Family Estate 44,000 sq. ft. min.	1,070.27	5.13
R-1	Single Family Residential	139.14	.66
R-2	Two Family Residential	5.74	.03
R-3	Multi-Family Residential	11.25	.05
C-2	General Commercial	196.77	.94
O	Recreation	1,402.60	6.70
O-M	Recreation, Special Mobilehome	4.64	.02
A-1	Agricultural	2,783.44	13.30
A-E	Exclusive Agricultural	161.41	.77
	Roads & Rivers	544.38	2.60
	Lake Kaweah	137.84	.66
	Total	20,923.77	100.00

Total Planning Area 32.69 sq. mi.

Source: Zoning Map: 1000' - 1 mile

Prepared by: Tulare County Planning Department, April 1978.

TABLE A-27
SLOPE ANALYSIS
Three Rivers

	Acreage	% of Total
Slopes 25% and over	13,331.83	63.72
Slopes less than 25%	7,591.94	36.28
Total Acreage	20,923.77	100.00

Prepared by Tulare County Planning Department, May 1979.

TABLE A-28
DEVELOPABLE ACREAGE
Three Rivers

	Acres
Slopes less than 25%	7,592
NRL lands in slopes less than 25%	197
Contracted Preserves with slopes less than 25%	1,604
Designated Kaweah Floodway	1,210
TOTAL DEVELOPABLE LAND	4,581

NRL = Bureau of Land Management Lands

Prepared by: Tulare County Planning Department, August 1979.

TABLE A-29
GEOLOGICAL & ENVIRONMENTAL AREAS
Three Rivers

	Acreage	Percent of Total Planning Area
Critical Deer Winter Range	3,519.93	16.82
Deer Winter Habitat	3,085.09	14.74
Moderate Seismic Risk Areas	1,615.37	7.72
Total	8,220.39	39.28

Total Planning Area: 20,923.77 Acres

Source: California Department of Fish & Game

Prepared by: Tulare County Planning Department, April 1978.

TABLE A-30
AGRICULTURAL PRESERVES AND BUREAU OF LAND MANAGEMENT LANDS
Three Rivers

	Total Acres	Percent of Total Acreage In Study Area
Contracted Agricultural Preserves	6,984.85	35.24
No Contract Agricultural Preserves	724.41	03.65
Bureau of Land Management	1,937.55	09.77
Total	9,646.81	48.66

Total Acreage in Study Area 20,923.77

Total Sq. Miles in Study Area 32.69

Prepared by: Tulare County Planning Department, April 1978.

TABLE A-31
 SCHOOL ENROLLMENT
 Three Rivers, CA
 AVERAGE YEARLY ENROLLMENT

Grade	1970-1971	1971-1972	1972-1973	1973-1974	1974-1975	1975-1976	1976-1977	1977-1978	1978-1979
Kindergarten	17	13	20	19	17	17	21	16	13
1	18	17	17	22	18	21	20	19	19
2	20	17	16	25	21	18	23	20	18
3	19	22	22	18	21	26	21	29	20
4	19	22	24	29	19	20	27	26	28
5	21	21	14	24	30	21	23	29	32
6	23	22	19	18	28	29	23	25	30
7	23	21	18	22	18	28	30	23	25
8	24	20	26	23	21	19	25	37	26
TOTAL	184	175	176	200	193	199	213	224	211

Note: Design capacity of Three Rivers Union Elementary School is 300 students.

Source: Three Rivers Elementary School

Prepared by: Tulare County Planning Department, April 1978.

TABLE A-32
 SCHOOL ENROLLMENT PROJECTIONS
 Three Rivers, CA

School Year	Projections		
	Low	Medium	High
1980-81	235	235	235
1985-86	240	255	260
1990-91	260	275	290
1995-96	280	295	320
2000-01	305	315	360

Note: Projected enrollments have been rounded to the nearest 5.

Sources of Base Data: Three Rivers Elementary School District
 Special Census of the Tulare County Unincorporated Area, October 19, 1976.

Prepared by: Tulare County Planning Department, October 1978.

STATE WATER QUALITY CONTROL BOARD SEPTIC SYSTEM STANDARDS

Currently, the State Water Quality Control Board has placed a moratorium on installation of septic tank/leach line systems in the Three Rivers area. However, if residents are willing to install septic tank systems which meet the following criteria, the Board may, at its discretion, issue a permit.

Minimum Distances

The Board has determined the following minimum distances should be followed in order to provide protection to water quality and/or public health:

<u>Facility</u>	<u>DISTANCE IN FEET</u>						
	<u>Domestic Well</u>	<u>Public Well</u>	<u>Flowing Stream¹</u>	<u>Drainage Course Or Ephemeral Stream²</u>	<u>Cut Or Fill Bank³</u>	<u>Property Line⁴</u>	<u>Lake or Reservoir⁵</u>
Septic tank or sewer line	50	100	50	25	10	25	50
Leaching field	100	100	100	50	4h	50	200
Seepage pit	150	150	100	50	4h	75	200

¹As measures from the line which defines the limit of a 10-year frequency flood.

²As measured from the edge of the drainage course or stream.

³Distance in feet equals four times the vertical height of the cut or fill bank. Distance is measured from the top edge of the bank.

⁴This distance shall be maintained when individual wells are to be installed and the minimum distance between waste disposal and wells cannot be assured.

⁵As measured from the high water line.

Minimum Criteria

- The percolation rate¹ in the disposal area shall not be slower than 60 minutes per inch, OR not slower than 30 minutes per inch if seepage pits are proposed. The percolation rate shall not be faster than 5 minutes per inch unless it can be shown that a sufficient distance of soil is available to assure proper filtration

¹Determined in accordance with procedures contained in current U.S. Department of Health, Education, and Welfare "Manual of Septic Tank Practice" or a method approved by the executive Officer.

- Soil depth below the bottom of the leaching trench shall not be less than 5 feet nor less than 10 feet below the bottom of a seepage pit.
- Depth to anticipated highest level of groundwater below the bottom of the leaching trench shall not be less than 5 feet nor less than 10 feet below the bottom of a seepage pit. Greater depths are required if soils do not provide adequate filtration.
- Ground slope in the disposal area shall not be greater than 30 percent.
- The minimum disposal area shall conform to the following:

<u>Percolation Rate (minutes/inch)</u>	<u>Minimum Usable Disposal Area (square feet)</u>
41-60	12,000
21-40	10,000
11-20	8,000
Less than 10	6,000

- Areas that are within the minimum distances that are necessary to provide protection to water quality and/or public health shall not be used for waste disposal. The following areas are also considered unsuitable for the location of disposal systems or replacement area:
 - Areas within any easement that is dedicated for surface or subsurface improvement.
 - Paved areas.
 - Areas not owned or controlled by property owners unless said area is dedicated for waste disposal purposes.
 - Areas occupied or to be occupied by structures.

APPENDIX II



CEQA Compliance Statement

ENVIRONMENTAL DOCUMENT
ENVIRONMENTAL IMPACT REPORT
FINAL

FINAL STATEMENT:

According to the California Environmental Quality Act of 1970 Guidelines, Article 9, Section 15146, contents of Final Environmental Impact Report, the Final EIR shall consist of the Draft EIR, a section listing the organizations and persons consulted, and contain the comments received through the consultation process, either verbatim or in summary, and the response of the Lead Agency (Tulare County) to the significant environmental points raised in the review and consultation process. In the case of Tulare County, all comments to the Draft EIR will be verbatim (see attached letters). The staff will summarize the comments and respond to the comments received from various organizations, governmental agencies, and citizens, only if these comments raise major issues that are at variance with the Lead Agency's position.

Response Received, Tulare County Public Works Department:

The Tulare County Public Works Department indicated that portions of the land under discussion are in a designated floodway land and may require a permit from the State Reclamation Board and/or the Tulare County Flood Control District.

Staff Comment: Staff concurs with the comments. This is also partially discussed in Section VII, C-5-a of the Environmental Checklist. Also, a Department of the Army permit may be required under Section 404 of the Clean Water Act (33 USC 1344) if development in the area involves disposal of dredged or fill material within the ordinary high water channel of the Kaweah River or adjacent wetlands.

Response Received: State of California Reclamation Board, Department of Water Resources:

The State of California Reclamation Board, Department of Water Resources reviewed the Draft EIR and stated that the Plan Map (Exhibit A) should be revised to show that none of the first seven (7) land use classifications (Low Density Residential, Medium Density Residential, High Density Residential, Multiple Family, Community Commercial, Commercial-Recreation, and Light Industry) are superimposed within the Kaweah River Designated Floodway.

The State of California Reclamation Board also indicated that the Kaweah River Designated Floodway on the South Fork of the Kaweah River ends where South Fork Drive crosses the river in Section 36.

Staff Comments: The Plan Map has been revised to show that none of the first seven (7) land use classifications are superimposed within the Kaweah River Designated Floodway. The Kaweah River Designated Floodway along South Fork Drive has been corrected on the revised Plan map.

Response Received, Department of the Army Corps of Engineers:

The Department of the Army Corps of Engineers suggested that the Draft EIR address whether the plans for residential and commercial structural development within the flood plain would aggravate any existing flood problems.

Should developments in the area involve disposal of dredged or fill material within the ordinary highwater channel of the Kaweah River or adjacent wetlands, a permit may be required under Section 404 of the Clean Water Act (33 USC 1344) from the Department of the Army Corps of Engineers.

Staff Comments: The Three Rivers Community Plan recognizes that any structural development within the floodway of the Kaweah River will require approval from the Tulare County Flood Control District and/or State Reclamation Board. The Plan prohibits alteration of natural drainage systems which would lessen their capacity and aggravate existing flood problems. Staff also concurs with the Department of the Army Corps of Engineers that an Army permit may be required if developments involve disposal of dredged or fill material within the ordinary high water channel of the Kaweah River or adjacent wetlands.

Response Received, Department of Fish and Game;

The Department of Fish and Game stated that the Draft EIR for the Three Rivers Community Plan inadequately addressed the impacts to fish and wildlife. Areas of concern are as follows:

1. Loss of riparian habitat along all forks of the Kaweah River.
2. Impacts to key winter range and disruption of the Kaweah deer herd migration.
3. Sediment loading of the Kaweah River and its impacts to fisheries resources.
4. Secondary sewage treatment as it relates to water quality of adjacent forks of the Kaweah River.

Staff Comments on Response No. 1: The Plan recommends the following measures to preserve and protect the riparian wildlife habitat:

Suggestion No. 1; page 66:

Maintain an open space buffer (50 feet to 100 feet) between riparian woodlands and development.

Suggestion No. 2; page 67:

Utilize large lot agricultural zoning to protect sites which support rare and endangered species.

Suggestion No. 3; page 67:

Establish scenic easements, public purchase or property covenants as tools available for protecting fragile landscape or wildlife population.

Staff Comments on Response No. 2: The critical deer winter habitat encompasses approximately 5,500 acres along the extreme eastern portion of the planning area. Approximately 650 acres are developed adjacent to State Highway 198, or within the designated Kaweah River floodway, or are presently subdivided. Over 50% of the 5,500 acre area is designated for agricultural purposes, primarily grazing; it is the intent of the plan to zone this area "AE-80" Exclusive Agriculture, 80 acre minimum. Much of the agricultural area is in contracted agricultural preserves under the Williamson Act or is under the jurisdiction of the Bureau of Land Management. The other 50% is designated low density residential (1 family per 5 acres minimum) or medium density residential (1 family per acre minimum).

Because the majority of the area designated residential is without access, mitigation measures can be deferred to a later point in time when development proposals are submitted to the Planning Department for review. Mitigation measures could include scenic easements, public purchase or property covenants to protect the wildlife population. To properly assure the protection of wildlife populations, the assistance of the State Department of Fish and Game and local biologists is necessary to accurately delineate and periodically update the location of deer habitat as well as other wildlife habitats.

To further mitigate such impacts, the plan, on pages 66 and 67, (1) encourages cluster developments to provide for development and at the same time provides for large expanses of open space; (2) discourages removal of significant vegetation; and (3) encourages maintaining an open space buffer of 50 to 100 feet between development and riparian woodlands. Controlling free roaming dogs by impounding them or other enforcement procedures would further mitigate the disruption of the Kaweah deer herd migration.

Staff Comments on Response No. 3: Sediment loading of the Kaweah River can destroy certain fish population such as the trout which requires clear water and gravel spawning bed to reproduce and survive. Mitigation measures to lessen sediment loading of the River are:

1. Retain sediment on site by using property drainage plans, sediment basins, and sediment traps during construction.
2. Protect exposed critical areas after grading with temporary mulching, seeding or other suitable stabilization measures.
3. Require all new development in areas containing steep slopes or tight soil to have drainage plans designed to retain as much water on site to prevent potential sedimentation.
4. Graded slopes, consisting primarily of soil, shall be planted with vegetation to stabilize slopes and prevent erosion.
5. Fill shall not encroach upon natural watercourses or constructed channels.

In addition, plan policies further mitigate sediment loading of the Kaweah River.

Policy 2, page 27:

Prohibit land use activities...that endanger water quality because of pollution and/or sedimentation.

Policy 6, page 27:

Prohibit alterations to natural drainage courses which lessen their capacity or cause obstruction, erosion or sedimentation.

Staff Comments on Response No. 4: According to bacteriological tests done on Kaweah River, the river has a high concentration of pollutants during a low-flow year. This is believed to be the result of existing individual leaching systems located in soil mantles insufficient in thickness to provide adequate filtration and bacterial removal. To prevent contamination of the Kaweah River, mitigation measures require all new development to receive approval from another jurisdictional agency (State Water Quality Control Board) as well as the Tulare County Health Department prior to the issuance of a building permit.

The Community Services District of Three Rivers formed an On-Site Wastewater Management District whose purpose is to improve water quality by repairing failing septic systems and by requiring property owners within the Community Services District to properly maintain their systems. Outside of the Community Services District, the County Health Department is responsible to ensure that property owners repair failing systems.

In addition, the plan incorporates the following policies:

Policy 5, page 19:

"Prohibit commercial and industrial development with excessive wastewater discharge characteristics."

Policy 1, page 27:

"Require a sufficient lot area for all new residential development to ensure an adequate area for on-site sewage disposal."

Policy 2, page 27:

"Prohibit land use activities that...endanger water quality because of pollution and/or sedimentation."

Response Received, Fire Warden of the County of Tulare:

The Fire Warden of the County of Tulare stated that the Draft EIR overlooked the potential for a major wildland fire which could have a severe impact on the environment, economics, aesthetics and human health of the community.

Staff Comments: The risk of fire hazards to life, to property, and to the natural environment in the Three Rivers area as a result of wildland fire is increased because of the community's rugged terrain, vegetation, and limited circulation system. Therefore, the residents of the Three Rivers area must be prepared to accept a certain level of risk if they continue to live and enjoy the amenities Three Rivers has to offer. In order to minimize fire hazards to life, to property and to the environment, the following measures should be included as additional plan policies under Objective 2, page 26, in the Three Rivers Plan.

4. Require a 30 to 100 foot brush clearance around structures in order to increase building survival chances and partially relieve the pressure for immediate protection by fire apparatus.
5. Encourage selective removal, pruning of trees and vines, and the removal of dead or dried vegetation that has a high fuel loading potential to reduce the fires ability to travel so rapidly.
6. Encourage controlled burning of dead vegetation in certain areas of the community as approved by the California Department of Forestry to reduce overgrowth and dried materials.
7. Amend the Tulare County Building Code, and Subdivision Ordinance, to require fire resistant material in new homes, businesses and roofing materials in fire hazardous areas.
8. Encourage the planning, development and utilization of community water systems to ensure desired volume and pressures for fire protection.

9. Investigate the possibility of using safety islands, cleared of all vegetation, in State Highway 198 or in the collector streets to provide refuge areas for people and animals in case of fire.

In response to the question "Will each individual development be required to build a water system for the sole protection of that one project?" The answer is no; several community water systems presently exist and more will be developed in conjunction with future development.

Response Received, California Department of Transportation:

The California Department of Transportation stated that only 75 percent of the potential development of the plan area can be achieved based on the assumption that this area will primarily be served by highway mode. By the year 2000, the projected population of 3,445 will generate over 15,000 vehicle trips daily and, when combined with 3,000 vehicles destined to the recreation areas, primarily the Ash Mountain entrance to the Sequoia National Park, the present State Highway 198 will be operating at a D level of service with traffic flowing at around 30 miles per hour. But before the full buildout population is reached, the capacity of State Highway 198 will be exceeded.

Staff Comments: Based upon the Land Use Plan and the densities set forth in the plan, the maximum population, utilizing 2.36 persons per household, is estimated to range between 11,844 and 12,489 depending on whether or not the high density residential development is on community water and community sewer or on individual well and individual septic tanks.

At this point in time, it is extremely difficult to see what effect the gasoline situation and the overall housing picture will have in terms of growth in the Three Rivers area. Mitigation measures can be deferred to a later point in time when development proposals are submitted to the Planning Department for review. As additional growth occurs, alternative modes of transportation will be carefully studied and future mitigation measures evaluated.

The plan already recognizes the possibility of bicycle, hiking and riding paths as well as residential planned developments with neighborhood commercial establishments to serve the immediate residential neighborhood which in effect will reduce the reliance on the automobile for essential shopping needs. The plan also concentrates community commercial and commercial/recreation areas to reduce the amount of potential strip commercial development which will reduce the number of commercial entrances onto State Highway 198, thereby lessening potential traffic hazards and improving overall traffic flow. The effect of the proposed collector (extension of Dinley Drive northeast of State Highway 198) in terms of reducing the number of vehicles on State Highway 198, will be slight.

Response Received, Tulare County Health Department:

The Tulare County Health Department expressed the following concerns:

1. The two areas designated for multiple family (residential) may be too dense (12 units/acre) for adequate sewage disposal in the poor soil areas.
2. A preliminary geological-hydrological report may not be adequate. A final geological-hydrological report with the requirements for test wells with analysis of water quality and quantity may be necessary.
3. Since the State Water Quality Control Board imposed the Septic Ban within the boundaries of the Three Rivers Community Services District, there has already been an increase on the demand for more time (additional time for sanitarians to review proposals). This demand will not decrease, but will increase as development takes place.
4. Clarification on the control of water consumption is needed because the Tulare County Public Health Department has no control of water consumption per se.

Staff Comment on Response No. 1: The maximum permissible density under the plan for multiple-family development is 12 families per acre providing the proposed sewage disposal system is adequate and receives the approval of the State Water Quality Control Board and the Tulare County Health Department. If the system cannot handle the maximum density of 12 families per acre, then the proposed density will have to be reduced. This density reduction will not cause a change in the plan because of the permitted range of 1 to 12 families per acre.

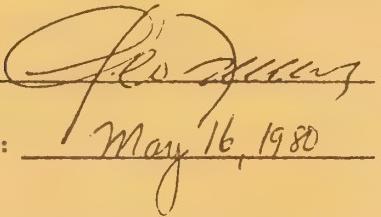
Staff Comment on Response No. 2: Staff agrees with these comments. Should the results of the final geological-hydrological report indicate an insufficient quantity of water to serve the proposed development, then the proposed density of the development would have to be revised downward or alternative water sources investigated.

Staff Comment on Response No. 3: Staff agrees with these comments and recognizes that as the number of applications to be reviewed increases so will the time necessary to fully review the development proposals and their water and sewer proposals.

Staff Comment on Response No. 4: Water consumption protective measures could be initiated for future development. Measures could be instituted which would require all new residential development to have water saving devices such as shower sprinkler heads and toilet facilities which use less water. Water which is recycled should be used for watering residential, commercial and industrial lawns and landscaped areas and new commercial development such as carwashes should use recycled water whenever possible to reduce water consumption. In addition, if water levels become critical, which they have, then bans should be placed on how and when water is to be used. Citation and enforcement procedures should then be developed.

FINAL APPROVAL:

APPROVED
EUGENE E. SMITH
ENVIRONMENTAL ASSESSMENT OFFICER

BY: 

DATE: May 16, 1980

ATTACHMENTS:

Draft EIR

L. B. AUGUSTSON
PUBLIC WORKS DIRECTOR

DOUGLAS C. WILSON
ASSISTANT PUBLIC WORKS DIRECTOR
ROADS & BRIDGES

GEORGE R. MILLER
ASSISTANT PUBLIC WORKS DIRECTOR
PUBLIC SERVICES

PUBLIC WORKS DEPARTMENT

TULARE COUNTY

ROOM 10, COUNTY CIVIC CENTER
VISALIA, CALIFORNIA 93277

TELEPHONE (209) 733-6291

OPERATING DEPARTMENTS
ROADS & BRIDGES
SURVEYOR
REFUSE DISPOSAL
FLOOD CONTROL

February 27, 1980

Planning Department
Room 107, Courthouse
Visalia, California 93277

Attention: George Finney

Reference: GPS 80-1

Gentlemen:

- We have no comment on this proposal.
X The following is submitted for your consideration.

Portions of the land under discussion are in a designated floodway land may require a permit from the State Reclamation Board and/or the Tulare County Flood Control District.

Yours very truly,

L. B. AUGUSTSON
Public Works Director

By Jack L. Carlsen
Jack L. Carlsen
Flood Control Engineer

JLC:mcb

Memorandum

To : 1. James W. Burns
Assistant Secretary for Resources
The Resources Agency
2. Ms. Josephine Domingo
Tulare County Planning Department
Courthouse, Room 111
Visalia, CA 93277

Date : FEB 11 1980

File No.:

Subject: SCH 80012109
Three Rivers Community Plan

From : THE RECLAMATION BOARD
Department of Water Resources

The Reclamation Board has reviewed the Draft Environmental Impact Report for the proposed adoption of a 20-year community plan for the Three Rivers area as an amendment to the 1964 Tulare County Area General Plan.

Exhibit A should be revised to show no areas where Legend Items 1 through 7 (i.e. residential, commercial and industry zones) are superimposed on the Kaweah River Designated Floodway. At the time the floodway was adopted by the State, existing developments were accepted as deficiencies in the floodway, but we have a policy of not allowing additional residential and commercial development in the floodway.

Exhibit A shows the Kaweah River Designated Floodway on the South Fork of the Kaweah River as extending into Section 31. In fact, the floodway ends where South Fork Drive crosses the South Fork in Section 36.

Thank you for the opportunity to review the Draft Environmental Impact Report.

Sincerely,



ELDON E. RINEHART
General Manager



DEPARTMENT OF THE ARMY
SACRAMENTO DISTRICT, CORPS OF ENGINEERS
650 CAPITOL MALL
SACRAMENTO, CALIFORNIA 95814

REPLY TO
ATTENTION OF
SPKED-W

10 March 1980

Mr. Eugene E. Smith
Environmental Assessment Officer
Tulare County Planning Department
County Civic Center, Room 107
Visalia, CA 93277

Dear Mr. Smith:

This is in response to your letter of 18 January 1980 requesting our review and comments on a Draft Environmental Impact Report (DEIR) for the Three Rivers Community Plan.

The DEIR recognizes our concern with the flood hazard from the Kaweah River in the Three Rivers area. Since a portion of the project area is located in the flood plain of the Kaweah River, we suggest that the DEIR address whether the plans for residential and commercial structural development within the flood plain would aggravate any existing flood problems. In addition, it should be noted that if developments in the area involve disposal of dredged or fill material within the ordinary highwater channel of the Kaweah River or adjacent wetlands, a Department of the Army permit under Section 404 of the Clean Water Act (33 USC 1344) may be required from this office.

Thank you for the opportunity to provide comments on the DEIR.

Sincerely,

GEORGE C. WEDDELL
Chief, Engineering Division

Memorandum

To : 1. Jim Burns, Projects Coordinator
Resources Agency

2. Tulare County Planning Department
County Civic Center
Rooms 103-107
Visalia, CA 93277

Date: February 25, 1980

From : Department of Fish and Game

Subject: SCH 80012109W - Draft EIR for Three Rivers Community Plan, GPA 80-1, Tulare County

We have reviewed the draft environmental impact report for the update of the Three Rivers General Plan and believe there has been inadequate coverage of impacts to fish and wildlife. Areas of concern include the following:

1. Loss of riparian habitat along all forks of the Kaweah River.
2. Impacts to key winter range and disruption of the Kaweah deer herd migration.
3. Sediment loading of the Kaweah River and its impacts to fisheries resources.
4. Secondary sewage treatment as it relates to water quality of adjacent forks of the Kaweah River.

The DEIR speaks of mitigation measures that would preclude construction within the Kaweah River floodway, but no "greenbelt" or other zoning measures are proposed to preserve important riparian wildlife habitat found within and above the floodway limits. Without such protection, habitat for many wildlife species will eventually be eliminated.

The proposed plan includes areas which are a part of the key winter range of the Kaweah deer herd. In addition to direct impacts to deer and other wildlife due to physical removal of habitat across this key winter range, secondary impacts caused by increased human activities, fencing, and introduction of harassment factors such as domestic pets, will be equally detrimental to the Kaweah deer herd.

A series of new homes along Highway 198, in the Hammond area, would also disrupt semi-annual deer migrations between Mineral King and the historic winter range west of Hammond.

Mitigation proposals should explore the possibilities for riparian habitat retention on all forks of the Kaweah River, reduction in human impacts (i.e. minimum lot size, domestic animal restraint) and protection of water quality.

Should you or the project sponsor have any questions, please contact George D. Nokes, Regional Manager, Region 4, 1234 East Shaw Avenue, Fresno, CA 93710, (209) 222-3761.

E C Fullerton
Director

FIRE WARDEN of the COUNTY of TULARE

1968 South Lovers Lane — Phone (209) 732-5954
VISALIA, CALIFORNIA 93277



February 20, 1980

Tulare County Planning Department
Room 107, County Civic Center
Visalia, California 93277

Attention: Josephine Domingo, Planning Technician

Dear Ms. Domingo:

Subject: Draft Environmental Impact Report for the Three Rivers Community Plan

The Fire Warden offers the following comments for consideration regarding the above-mentioned item.

There is one major area the Report overlooked completely, that being the potential for a major wildland fire in the area. A major fire could have severe impacts on the environment, economics, aesthetics and human health of the community.

The Three Rivers area because of its unique combination of rivers, vegetation, rugged topography and weather is an attractive area to visit, and for a fortunate few, a nice place to live.

Unfortunately, this combination of physical and climatic conditions can combine to make the area a potential time bomb in terms of a major wildland fire. There are those who will say the Three Rivers area has not suffered a major fire in recent memory and tend to down play the possibility. Nonetheless, it not only can happen, but will happen. It may not occur for many years; or just as easily, it could happen next summer. I base my prediction on those elements I mentioned earlier: weather, vegetation, slope and a fourth element, ignition source. Three of these elements - weather, fuel and slope, commonly referred to as hazard, are fixed and always present. The fourth, ignition source, is primarily a product of man and/or his machines and is referred to as risk. The risk potential increases as residential and recreational developments encroach further into and interface and intensify within the wildlands.

During the last decade, the largest fire in the Three Rivers area was approximately 2,000 acres, which in our terms is not a major fire. It would not be overly pessimistic to predict that a major fire of 10,000 acres or more will occur in the area when all the elements come together in the proper proportions.

A major problem we are increasingly faced with is that we no longer enjoy the advantage of choosing the most effective method or location for suppressing a fire. Strategy is often influenced by the immediate need to protect lives and improvements from the fire. While doing so, the perimeter of the fire is rapidly

spreading over the hillsides, growing larger and larger. It is not until the direct danger to lives and improvements has passed that perimeter control is begun. This increases the duration, cost and difficulty of controlling the fire.

A major fire in the Three Rivers area could have severe impacts in many of the categories mentioned in the E.I.R.

The Kaweah River with all the native vegetation in place is prone to flooding. One can imagine what would happen if several of the major drainages feeding the River were denuded as a result of fire. The problem is further compounded by the shallow soils found on most slopes in the area, which, if unprotected, could cause major mud and rock slides. A major fire would also destroy natural animal and fish habitat, which is critical to the natural ecological system in the area. The aesthetic qualities of the community would be devastated for several years. Much of the community is based on tourist trade for its livelihood. If the hills are barren, the wildlife is gone, and the rivers are silted up, the tourist will likely go elsewhere for relaxation. To sum this section up, a major fire in this area may have severe impacts on the earth, water, plant life, animal life, aesthetics, economy and possibly human health of the community.

Another area of concern by this Department is the statement contained in Section IV, Project Facts 1. General, "The Plan assumes that no community water system or sewer system are anticipated during the 20 year planning period." The plan anticipates areas of light industry, community commercial, multi-family residential, high density residential and so forth, all of which will require water in substantial amounts for fire protection. Will each individual development be required to build a water system for the sole protection of that one project? This very problem has and will continue to be a major stumbling block for the development of Three Rivers, particularly for those developments falling into the categories specifically mentioned.

The road system in Three Rivers, as in many similar foothill and mountain communities, would create severe traffic problems in the event of a major emergency. The existing collectors - North Fork, South Fork and Dinely Drive - are all long, narrow dead end roads. The logical route of travel for the residents of the area would be back toward Highway 198 in most cases. The problem becomes apparent with residents trying to evacuate and fire apparatus, such as transports carrying bulldozers, water tankers, and fire engines attempting to come in using the same narrow roads. This could become a critical life hazard if both types of travel were effectively blocked.

If development in the area, particularly single family residential, is of the one lot, one house variety, it creates logistical problems for the protection of structures. For example, if a house and attendant out buildings are built on each one acre or five acre parcel, it would be impossible to adequately protect all of them from an approaching wildland fire. We realize one of the motivating

factors for people to move to these types of areas is the privacy and open space aspect of country living, but another aspect they must also consider is that they cannot expect the same level of service and therefore must accept a certain amount of risk.

Mitigation Measures

There are a number of measures which could be used in combination to achieve an acceptable level of risk and to provide for a "defensible space" in the event of a major wildland fire. Among these are:

1. Adequate clearance around structures of flammable vegetation for a distance of 30 to 100 ft. This would greatly increase the chances of the buildings survival and at the same time partially relieve the pressure for immediate protection by fire apparatus. Planting of green belts could be provided around large projects or even single family residences to provide a barrier between the homes and the wildland areas. Fuel breaks could be constructed around developments; in this case, it could be "selective" removal and pruning of trees, vines, chaparral and riparian areas. This would reduce the fire's ability to travel rapidly through the various fuels and give ground forces a chance to stop it before reaching structures. Selective removal and pruning creates an effective barrier between the fire and the structures while maintaining the aesthetic qualities of the landscape. In both instances involving green belts and fuel breaks, a method would have to be developed to provide for the maintenance of the systems.
2. Safety islands could be constructed in several locations along the main collectors and other defensible spaces within developments. Safety islands are areas of varying sizes, depending on the topography where all vegetation has been removed to provide areas of refuge for residents when it is not possible to reach main roads for evacuation. Again, an ongoing maintenance system for the safety islands would need to be provided.
3. The road system that currently exists would present severe problems as mentioned earlier. However, this could partially be mitigated by adequate circulation patterns in new developments. These roads should be wide enough to allow for the passage of trucks of up to 12' wide, and other vehicles simultaneously. The grades should not be excessive, and curves should not be so tight as to prevent proper turning of the larger vehicles.

4. Construction materials offering better fire resistiveness in new homes and businesses, particularly in roofing materials, would provide a higher level of "Built in Fire Protection" which would help tremendously in our ability to protect these structures and also would provide additional protection against fire spreading from one building to the next.
5. Cluster development would benefit the overall fire protection system by grouping homes or multi-family residences into small groups. This would enable the Fire Department to protect groups of buildings with much less equipment, thus freeing other forces to work on perimeter control. Cluster development would also require fewer and shorter roads, less outlay for the cost of providing utilities, less disturbance of earth and many other beneficial factors.
6. Water is the most important single factor in fighting structural fires and is vital in suppressing wildland fires. Therefore, a reliable community water system(s) would greatly increase the effectiveness of fire fighting forces. If adequate sources of water are readily available to structures endangered by approaching fire, the Fire Department would be able to save many more homes and businesses in the fire's path, and would not have to rely on drafting sources such as rivers and ponds, which is time consuming and difficult and may not be near enough to the endangered building(s) to be effective. An adequate community water system could also provide water to the various land uses proposed in the Plan, thus removing a major stumbling block to much of the proposed commercial and multi-family land use projects which are currently stopped due to the lack of adequate fire flow.

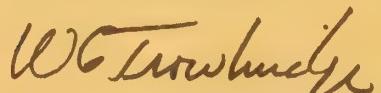
A community water system would also have a direct impact on the amount individual home owners and businesses must pay for fire insurance. The Three Rivers area is currently a Protective Class 9. An adequate water system which provided desired volume and pressures could possibly lower this area to a Protective Class 6, which would amount to a substantial savings for individual home owners and businesses. (This would only apply to those buildings within a 5 mile travel distance of the County Fire Station located at South Fork Drive and Highway 198).

Tulare County Planning Department
Page 5
February 20, 1980

As we mentioned earlier, residents of the foothill areas must be prepared to accept a certain level of risk if they want to enjoy the qualities these areas have to offer. Through the implementation of the mitigating measures discussed in this reply, hopefully we can reduce that risk to an acceptable level.

Sincerely,

RAYMOND H. BANKS
STATE FOREST RANGER

By 

William G. Trowbridge
Fire Protection Planning Officer

WGT:tc

Memorandum

To : Ms. Ann Barkley, Chief
Division of Transportation Planning
Attn: Mr. Darrell Husum, A-95 Coordinator

Date: March 5, 1980.
File : 06-Tul-198 PM 38.0

From : DEPARTMENT OF TRANSPORTATION
District 6

Subject:

The following are our comments on SCH No. 80012109P, Draft Environmental Impact Report for Three Rivers Community Plan:

While the Plan projects, by year 2000, a population of 3,445, the estimated population in the plan area, if fully developed to the allowable density pattern within each of the four distinct areas, would be over 9,000. However, we understand that because of the established limits on the availability of community sewer and water service, it would be more reasonable to expect the full buildout population to be around 6,900. With over half of the developable land still available by year 2000, the Three Rivers Area, because of its attractiveness as a retirement site, could experience growth well beyond that projected.

Aside from limits placed by sewer and water facilities, the capacity of the State Highway 198 may indirectly offer constraints to regulate excessive growth. By year 2000, the projected population of 3,445 will generate over 15,000 vehicle trips daily and, when combined with 3,000 vehicles destined to the recreation areas, primarily the Ash Mountain entrance to the Sequoia National Park, the present State Highway 198 will be operating at a D level of service with traffic flowing at around 30 miles per hour. But, before the full buildout population is reached, the capacity of the State Highway 198 will be exceeded. So, unless the existing State Highway is improved to increase capacity, only 75% of the potential development of the plan area can be achieved based on the assumption that this area will primarily be served by highway mode.

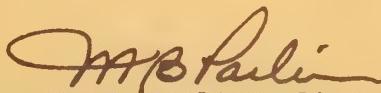
Because of the shortage of funds for the foreseeable future it cannot be assumed that the State will be able to finance the highway construction when needed. Therefore, the County may wish to require the

Ms. Ann Barkley
Attn: Mr. Darrell Husum

-2-

March 5, 1980

developer to contribute toward the needed improvements in order to provide adequate circulation as growth occurs. As an alternative to accommodate the expected growth more attention should be given to other modes of transportation that place less impact on the present highway facilities.


M. B. Parlier, District
Transportation Planner

RMN:ms
cc:RMN

George E. Finney - Tul. Co. Plng. Dept.

Tomas F. Gonda, M.D., M.P.H.

Director of Public Health

Phone

733-6441

DEPARTMENT OF PUBLIC HEALTH

COUNTY OF TULARE

County Civic Center
Visalia, California
93277

HEALTH CENTERS
Visalia
Tulare
Porterville
Cutler-Orosi

DIVISION OF ENVIRONMENTAL HEALTH

5 February 1980

Ms. Josephine Domingo
Tulare County Planning Department
County Civic Center
Visalia, Ca. 93277

RE: GPA 80-1, Three Rivers Community Plan

Dear Ms. Domingo:

We have reviewed the EIR for the Three Rivers Community Plan and would like to make the following comments:

1. The two areas designated for multiple family designation (12 units/acre) may be too dense for adequate sewage disposal in the poor soil areas. If adequate provisions are not made for adequate sewage disposal, there may be a need to change the plan.
2. (IV d, Page 4) A preliminary geological-hydrological report may not be adequate if enough information on wells and water production are not satisfactory, then a final geological-hydrological report with the requirements for test wells with analysis of water quality and quantity may be necessary.
3. (VI, Page 5) There has already been an increase on the demand for more time, since Water Quality Control Board imposed the Septic Ban within the boundaries of the Three Rivers Community Services District. Each application requires a review of the engineered plan for design criteria and a field inspection of the site before installation. This demand will not decrease but will increase as development takes place.
4. (VII, Mitigation of Significant Effects) The statement refers to control of water consumption. We need a clarification of this statement because we have no control of water consumption per se.

Very truly yours,

Tomas F. Gonda, M.D., M.P.H.
Public Health Director



A. R. Maniscalco, R.S.
Environmental Health Specialist
Division of Environmental Health

ARM:bw

ENVIRONMENTAL DOCUMENT
ENVIRONMENTAL IMPACT REPORT
DRAFT
ADDENDUM

SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE INVOLVED IF THE PROPOSED PLAN WERE IMPLEMENTED INCLUDE:

1. Loss of existing vacant land through development proposals for residential, commercial, and industrial uses. This in effect modifies the present rural character of the community. In order to support a future population of 3,445, additional development is necessary. However, depending on site design and orientation, architectural implementation, and landscaping measures, additional growth can be accommodated which complements the present character of the community.
2. Increased growth demands and additional water consumption. Water supply is limited, and in order to protect future development, geological-hydrological reports may be required in conjunction with project proposals to ensure an adequate water supply for the proposed development.
3. The two proposed collector roads will increase accessibility to areas presently not accessible. This will encourage development of areas which are presently basically undeveloped.
4. Because Three Rivers is located in a highly sensitive archaeological area, archaeological surveys may be required to ensure protection of existing and potential archaeological sites prior to construction.

RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY:

The purpose of the proposed plan is to provide a long range 20 year plan for the Three Rivers area in order to provide for orderly development and protection of the environment. Without such a plan, commercial development would continue to develop in a strip pattern along State Highway 198 which would degrade the present rural character of the community, over saturate the area with commercial development, cause areas of unplanned orderly growth, uncontrolled ingress and egress to State Highway 198, potential hazards in terms of sight visibility, and danger to public health and safety.

The purpose of the plan is to protect areas from uncontrolled development, protect public health and safety and provide for orderly growth areas consistent with the projected population of 3,445.

ENVIRONMENTAL DOCUMENT
ENVIRONMENTAL IMPACT REPORT
DRAFT

I. SUMMARY:

1. Proposal:

Refer to STAFF REPORT/ENVIRONMENTAL ASSESSMENT INITIAL STUDY, Section I, Project Description.

2. Environmental Impacts:

Significant Environmental Effects:

Potential noise hazard from increased traffic on State Highway 198; potential exposure of people and property to flooding; potential increase in surface runoff; potential increase in water consumption; substantial increase in the number of vehicles on State Highway 198; potential soil erosion on-site and off-site hazard.

3. Mitigation Measures:

Mitigations:

Require installation of noise modifying walls, berms or heavy plantings along State Highway 198 for new residential construction to reduce noise hazards; prohibit structural development within the designated floodway of the Kaweah River to prevent exposure of people and property to flooding; require curbs, gutters, and drainage facilities to control increased surface runoff; require preliminary geological-hydrological report to determine the availability of potable water for residential subdivisions; lower traffic speed and provide safety signs and pedestrian markings to control increased vehicular movements. Also, an Encroachment Permit must be obtained from CALTRANS for all ingress and egress into State Highway 198; soil erosion can be controlled by landscaping and the use of groundcover.

II. DESCRIPTION OF PROJECT:

1. Proposal:

To amend the 1964 Tulare County Area General Plan for the Three Rivers area by adopting a long range 20 year development plan for the community of Three Rivers.

The Community Plan may be considered to be exclusionary because of the relatively low residential densities and relatively large size lots which in effect greatly increase the cost of residential development. Many middle income and low and moderate income families are unable to afford new housing even on relatively small lots. The Plan does provide areas for mobilehomes as an alternative to the conventional type of dwelling. In addition, the County is also studying policies and programs to lower housing costs and increase housing affordability in its new County Housing Element. However, because of such factors as steep topography, area and slope requirements for the installation of engineered design septic systems, including one acre minimum lot size County requirement if both water and sewage disposal are provided by individual systems on the lot, lot size as set forth in the Plan is not considered to be exclusionary, especially for mountainous areas.

The Plan proposes the following land uses: (see attached map "Exhibit A")

Low Density Residential

Four distinct areas totaling approximately 5,237 acres are proposed for low density residential (5 acre minimum). The first area is located in the northern portion of the study area, north of State Highway 198, and east of North Fork Drive. The second area is located in the central portion of the planning area east of South Fork Drive. The third area is located south of Lake Kaweah. The fourth area is located along South Fork Drive.

Medium Density Residential

One medium density residential area (1 acre minimum) of approximately 2,393 acres is proposed along the North Fork Drive, along the northern portion of State Highway 198, and east of South Fork Drive.

High Density Residential

Six areas consisting of approximately 299 acres are proposed for high density residential (1/2 acre minimum). Locations are as follows:

- a) Two are located in the northern portion of the community along Dinely Drive.
- b) South of Old Three Rivers Drive.
- c) South of Cherokee Oaks Drive.
- d) Between State Highway 198 and Pierce Road.
- e) Stivers Ranch area adjacent to State Highway 198.

Mobilehomes

Mobilehomes on individual lots (one acre minimum) are permitted along North Fork Drive northwest of the existing Trailer Isle mobilehome park and generally west of the north fork of the Kaweah River. Mobilehomes on individual lots (five acre minimum) are permitted in areas designated for agriculture. Mobilehome parks and recreation vehicle parks are encouraged in commercial/recreation areas along State Highway 198.

Multiple Family Residential

Two areas totaling approximately 95 acres are proposed for multiple family residential. One area contains approximately 42 acres and is located east of State Highway 198 at the intersection of Eggers Drive. The second area containing approximately 53 acres is located north of Old Three Rivers Drive and west of South Fork Drive. Maximum densities for multiple family areas are 12 units per acre.

Community Commercial

Two areas totaling approximately 105 acres are proposed for community commercial. One area of approximately 11 acres is proposed along the west side of State Highway 198 and north of its intersection with North Fork Drive. The second area contains 94 acres and is located in the triangular area formed by State Highway 198, Old Three Rivers Road and South Fork Drive.

Commercial-Recreation

Several separate areas totaling approximately 247 acres are proposed for commercial-recreation. Commercial-recreation is primarily oriented with recreational uses for tourists and the highway traveller.

Light Industry

One area of approximately 100 acres is located along Pierce Drive, east of State Highway 198.

Circulation

The Plan proposes two improvements to the collector street system. The first proposal is to extend Dinely Drive northward, following contour lines. The second proposal is for a new collector road on the east side of the north fork of the Kaweah River.

2. Location:

See attached map "Exhibit A".

III. DESCRIPTION OF ENVIRONMENTAL SETTING:

1. Topography:

The topography within the Three Rivers area ranges from relatively flat areas immediately adjacent to the north, south, and middle forks of the Kaweah River to very rugged mountainous terrain. Elevations along South Fork Drive range from 1200 feet above sea level to over 3600 feet. The North Fork area, near the vicinity of Comb Rocks, has elevations that range from approximately 980 feet to 2400 feet above sea level. Elevations along the State Highway 198 area range from about 772 feet near Lake Kaweah to 2400 feet east of the entrance to the Sequoia National Park.

2. Flooding:

Three Rivers is subject to Standard Project Floods and Intermediate Regional Floods from the Kaweah River and its tributaries. Past records indicate that the Kaweah River system has a long history of flooding and high water.

3. Soils:

Soils within the community of Three Rivers are as follows:

- a) Blasingame - a rolling to steeply sloping soil found on uneven side slopes. Permeability of the Blasingame soil is moderately slow with low or moderate available water capacity. Surface runoff is medium or rapid, and erosion hazard is moderate or high. The soil is suitable for rangeland, and is poorly suited for urban development because of steep slope, depth of soil and rock outcrops.
- b) Cieneba - a hilly to very steeply sloping soil found on ridge tops, uneven slide slopes, and mainly south facing slopes. Surface runoff is very rapid with no erosion hazard. The soil is poorly suited for rangeland because the soil has a shallow depth resulting in a low available water capacity and limiting root depth. The soil is also poorly suited for urban development because of steep slopes and shallow depth of the soil.
- c) Vista Coarse Sandy Loam and Vista - are located at the southern end of the north fork of the Kaweah River and along the middle fork of the Kaweah River. Permeability of the soil is moderately rapid and the available water capacity is very low or low. Surface runoff is rapid or medium and the erosion hazard is moderate or high. The soil is suitable for rangeland and poorly suited for urban development because of steep slopes, rock outcrops, and depth of soil. The soil should have an on-site evaluation to determine urban uses.
- d) Walong - a hilly to steeply sloping soil found on ridges and uneven side slopes. This soil is moderately deep, well drained with very low to low available water capacity. Surface runoff is rapid with high erosion hazards. The soil is suitable for rangeland and poorly suited for urban development because of steep slopes, rock outcrops, and depth of soil.

4. Hydrology:

Water is available in Three Rivers from river wells, hardrock wells, and flumes. Hardrock wells tap water that has been trapped in the cracks and crevices of the granite rock underlying the area. Hardrock wells are drilled to various depths ranging from 200 to 500 feet. River wells use water from the sand and gravel strata underlying the river beds, which traverse the area. Majority of new water systems being installed are hardrock or river wells averaging 10 to 20 feet in depth.

5. Land Use and Circulation:

Majority of the existing land use is agriculturally oriented and vacant. Local and highway commercial account for less than one percent of the planning area. Single family uses account for 3 percent while mobilehomes on individual lots and mobilehome parks account for less than half of one percent of the planning area.

State Highway 198 provides the north-south movement through the community and access to the Sequoia National Park. North Fork Drive, South Fork Drive, Old Three Rivers Drive, Dinely Drive, and Mineral King Drive are designated as collector streets.

6. Population:

Population projections for Three Rivers indicate a possible 1990 population of 2,340 and a year 2000 population of 3,445, approximately a 4 percent annual growth rate during the planning period.

IV. ENVIRONMENTAL IMPACTS:

1. Identification of Significant Environmental Effects and Mitigation Measures:

a) Potential Noise Hazard:

According to the 1975 Tulare County Noise Element, the noise level generated within 200 feet of State Highway 198 is 65db(A). Constant exposure to sound levels greater than the standard ambient noise level of 55 db(A) can result in a permanent loss of hearing.

The potential noise hazard can be mitigated through residential design standards such as requiring installation of noise modifying walls, berms, or heavy plantings along State Highway 198, or requiring all new housing units within 200 feet of State Highway 198 to be constructed to reduce interior noise levels.

b) Potential Exposure of People and Property to Flooding:

Three Rivers is subject to Standard Project Floods and Intermediate Regional Floods from the Kaweah River. Past records indicate periods of high water and flooding in the area.

Potential exposure to flooding can be mitigated by prohibiting permanent structural development within the designated floodway unless an encroachment permit from the State Reclamation Board is approved and raise all structures at least two feet above the 100 year flood.

c) Potential Increase in Surface Runoff:

The amount of surface runoff will increase as vacant areas are developed with urban uses.

Potential increase on surface runoff can be mitigated through the development of adequate drainage systems such as requiring curbs, gutters, and storm drainage facilities in residential subdivisions. Surface runoff can be further controlled by landscaping and the use of ground cover materials.

d) Potential Increase in Water Consumption:

The increase in water consumption by existing developments and increased population can reduce the availability of water in sufficient quantity to supply additional urban development.

The Tulare County Subdivision Ordinance requires that a preliminary geological-hydrological report accompanies a preliminary map. The report documents the availability of water to supply the anticipated needs of a proposed subdivision.

e) Substantial Impact of Additional Vehicles on State Highway 198:

Projections made by the California Department of Transportation (CALTRANS) indicate a significant increase in traffic volumes on State Highway 198 in the Three Rivers area by the year 2000.

Because CALTRANS has abandoned any freeway plans and major improvement plans, a substantial impact of additional vehicles is anticipated from people visiting the Sequoia National Park.

Increased vehicular movement can be controlled but not fully mitigated. Vehicular movement can be partially controlled by lowering traffic speed on State Highway 198, controlled and properly designed ingress and egress from State Highway 198, improved intersection design, and the use of safety signs.

The proposed Three Rivers Community Plan will have very little impact on the increase in traffic on State Highway 198. The anticipated traffic increase will be generated mainly by people visiting the Sequoia National Park.

f) Potential Soil Erosion Hazard:

Accelerated soil erosion is anticipated as a result of the increase in surface runoff.

Soil erosion can be controlled by terracing, landscaping and the use of groundcover.

V. ALTERNATIVE TO THE PROPOSED ACTION:

No project. No project alternative means that the Three Rivers area will not have a long range physical development Plan for the community for the next twenty (20) years.

The Plan, upon adoption, will serve as a general guide for both public and private decisions affecting the community and will provide for the overall direction, density, and type of growth consistent with the needs and desires of the community.

VI. THE GROWTH-INDUCING IMPACTS OF THE PROPOSED ACTION:

The Plan contains land use projections to the year 2000 to support the projected population increase. The Plan is not inducing or attracting growth in excess of that demand for urban land use needs.

The projected population for the year 2000 is 3,445 which will increase the demand for County emergency services such as fire protection, police protection, and County Health Code enforcement, or will increase the demand to maintain the existing level of service.

VII. ENERGY CONSIDERATION:

Electricity is the principal source of energy for the Three Rivers area. Methods of energy conservation could include:

- a) Insulating walls and ceilings of structures.
- b) Installing a solar system for hot water and interior heating needs.
- c) Observing heating and cooling conservation practices.
- d) Require passive solar design on future residential development.

VIII. WATER QUALITY ASPECT:

Water in the Three Rivers area is essentially provided by individual wells and private wells.

The State Water Quality Control Board presently has an important role in protecting water quality in the area. A moratorium was placed on the installation of septic tank/leach line systems. Installation of septic tank systems is allowed only if the system meets the required standards of the State Water Quality Control Board and the Tulare County Health Department.

IX. AUTHORITY:

This Environmental Impact Report was prepared by the Tulare County Planning Department in accordance with the directives of the Tulare County Board of Supervisors, and the CEQA Guidelines, as amended, Administrative Code, Title A, Section 1500 et seq.

X. FINAL STATEMENT:

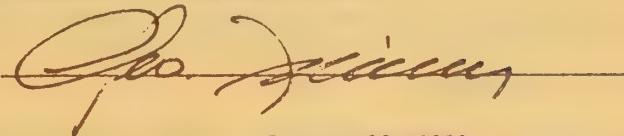
Further statements from public and private agencies that have been or will be notified are to be attached upon completion of this project. These statements, verbatim, will reflect the opinion of persons and agencies consulted in reference to this document. Responses to the significant environmental points raised in the review and consultation process will be addressed in the form of an attachment to the Final Environmental Impact Report.

PERSONS AND AGENCIES CONSULTED:

California Department of Transportation
Three Rivers Community Service District
Tulare County Public Works Department
Tulare County Department of Public Health
California Regional Water Quality Control Board
Fire Warden of the County of Tulare
California State Clearinghouse
Three Rivers Union School
Sequoia National Park
Woodlake Union High School District

APPROVED
EUGENE E. SMITH
ENVIRONMENTAL ASSESSMENT OFFICER

BY



January 18, 1980

DATE

45 days

REVIEW PERIOD

March 5, 1980

DATE REVIEW PERIOD ENDS

STAFF REPORT/ENVIRONMENTAL ASSESSMENT INITIAL STUDY
GENERAL PLAN AMENDMENT: GPA 80-1
LAND USE AND CIRCULATION ELEMENT - (THREE RIVERS COMMUNITY PLAN)

I. PROJECT DESCRIPTION:

1. Purpose: The purpose of the proposed amendment is to amend the adopted 1964 Tulare County Area General Plan, which designates Three Rivers as a Recreation Oriented Commercial and Residential area, by adopting a long range 20 year Community Plan.

2. Proposal: The Plan proposes the following land uses as shown on the attached Land Use Plan Map (Exhibit A).

Residential

The Plan proposes four (4) types of residential uses:

1. Low Density Residential, (5 acre minimum).
2. Medium Density Residential, (1 acre minimum).
3. High Density Residential, (1/2 acre minimum).
4. Multiple family, (Maximum of 12 units per acre).

Mobilehomes:

Mobilehomes on individual lots (one acre minimum) are permitted in the area along the North Fork Drive northwest of the existing Trailer Isle Mobilehome park. Mobilehomes on individual lots (five acre minimum) are also permitted in the agricultural designation. Mobilehome parks and Recreation Vehicle parks are encouraged in commercial-recreation areas along State Highway 198.

Commercial:

The Plan proposes two (2) types of commercial uses:

1. Community commercial uses are designed primarily to meet the daily shopping needs of the residents of the community.
2. Commercial-recreation uses are designed primarily to serve the needs of tourists and highway travelers, as well as the residents of the community.

Light Industry:

One area is proposed for light industry, located near State Highway 198 and Pierce Drive.

Agriculture:

The Plan designates six (6) distinct areas for agriculture. The areas are as follows:

1. northwest portion of the planning area.
2. north central portion of the community.
3. northeast portion of the planning area.
4. along the eastern and southern boundary of the planning area.
5. extreme southeastern portion of the community.
6. along the western edge of the planning area.

Park and Recreation:

Two (2) areas are designated for public recreation. One area is located immediately west of the Three Rivers Airport and the second area is located in the northeast portion of the planning area.

Circulation:

The Plan map identifies two proposed collectors within the community. The first proposal is to extend Dinely Drive northward to reconnect with State Highway 198. The second proposal is for new collector road on the east side of the North Fork of the Kaweah River.

3. Location: Shown on attached Land Use Plan Map (Exhibit "A").

II. COMPATIBILITY WITH EXISTING ZONING, PLANS, AND POLICIES:

1. Existing Land Use, Circulation and Zoning: The majority of the land in the planning area is either vacant or in agricultural uses. Single family uses account for 3.12% while mobilehomes on single family lots account for only 0.16% of the total area. Local and highway commercial uses account for 0.33% of the planning area. Public and semi-public account for 0.72%; parks and recreation account for only 0.33%. Mobilehome parks have the smallest percentage (.10%) of the total area.

The majority of the areas are zoned Rural Residential (RA) which accounts for 68.44% of the total area. Agricultural (A-1) accounts for 13.30% while Exclusive Agricultural (AE) accounts for only 0.77% of the total area. Recreation (O) and Recreation, Special Mobilehome (O-M) account for 6.72%. All other areas are zoned Rural Residential Special Mobilehomes (R-A-M), 0.09%; Single Family Residential (R-1), 0.66%; General Commercial (C-2), 0.94%; Two Family Residential (R-2) and Multi-Family Residential (R-3) account for 0.08% of the total area.

State Highway 198 provides the north-south movement through the community and access to the Sequoia National Park. North Fork Drive, South Fork Drive, Old Three Rivers Drive, Dinely Drive and Mineral King Drive are collector streets which provide circulation within the community.

2. General Plan Elements: The (1964) Tulare County Area General Plan currently designates Three Rivers as a Recreation Oriented Commercial and Residential Area and designates State Highway 198 as a Limited Access County Primary.

The (1972) Open Space Element designates a portion of the planning area for Urban Expansion, Extensive Agriculture, and National and State Open Space Lands, and Flood Plain.

The (1975) Scenic Highways Element indicates that State Highway 198 east of State Highway 99 to Sequoia National Park is designated as an eligible State Scenic Highway in the State Master Plan.

III. ENVIRONMENTAL SETTING:

1. Topography: Topography within the planning area ranges from flat to mountainous terrain.

2. Soils: According to the General Soils Map of Tulare County, soils within the planning area are characterized and dominated by the following:

1. Shallow to deep, strongly sloping to very steep, well to excessively drained upland soils.
2. Miscellaneous land types.

3. Flooding: Three Rivers is subject to Standard Project Floods and Intermediate Regional Floods from the Kaweah River and its tributaries.
4. Biotic Conditions: Three Rivers supports a rich flora and fauna population. The following plant communities are found in the area:
1. Foothill Woodland
 2. Chaparral
 3. Riparian Woodland
- Approximately 31.56% of the total planning area involves critical deer winter range and habitat.
5. Water Table: Hardrock wells range from 200 to 500 feet in depth. River wells average 10 to 20 feet in depth.
6. Archaeology: Three Rivers is located in a highly sensitive archaeological area. Numerous sites have been located particularly along the middle fork of the Kaweah River.
7. Agricultural Preserves: Approximately 33% of the planning area is under contracted Agricultural Preserves (Williamson Act).

IV. PROJECT FACTS:

1. General: The projected residential land demand of 2,893 acres is based on the following:
 - a. a projected population increase of 2,023 by the year 2000.
 - b. an average dwelling unit density of one unit per 2.25 acres.
 - c. the present population characteristic of 2.36 persons per household will continue.The projected community commercial land demand is based on the existing ratio of 2.9 buildable acres of community commercial for every 100 people plus 50% for flexibility.
- The projected commercial-recreation land demand is based on the existing ratio of 1.8 buildable acres of commercial recreation for every 100 people plus 50% for flexibility.
- The projected land demand for light industry is based on 2 buildable acres per 1000 population.
- The projected land demand for parks and recreation is based on 6 acres of park lands per 1000 population when the park is not in conjunction with a school site.
- The Plan assumes that no community water or sewer system are anticipated during the 20 year planning period.
- The Plan also assumes that visitors to Sequoia National Park will increase 50% by the year 2000; commercial development of a highway oriented and community nature will occur primarily along State Highway 198; the use of private recreation facilities will increase as well as the need for additional public recreation facilities; no major modification to State Highway 198 although traffic volumes will increase 100% by the year 2000; and Three Rivers will not incorporate within the next 20 years.
- Much of the planning area is undevelopable; approximately 10% of the area is under the jurisdiction of the Bureau of Land Management and approximately 63% of the planning area has slopes of 25% or more.

2. Population: Population projections for Three Rivers indicate a population of 2,340 by the year 1990 and a population of 3,445 by the year 2000, which is approximately a 4 percent annual growth during the planning period.
3. Exclusionary Effect: The Community Plan may be considered to be exclusionary because of the relatively low residential densities and relatively large size lots which in effect greatly increase the cost of residential development. Many middle income and low and moderate income families are unable to afford new housing even on relatively small lots. The Plan does provide areas for mobilehomes as an alternative to the conventional type of dwelling. In addition, the County is also studying policies and programs to lower housing costs and increase housing affordability in its new County Housing Element. However, because of such factors as steep topography, area and slope requirements for the installation of engineered design septic systems, including one acre minimum lot size County requirement if both water and sewage disposal are provided by individual systems on the lot, lot size as set forth in the Plan is not considered to be exclusionary, especially for mountainous areas.

V. ENVIRONMENTAL IMPACTS CHECKLIST

Explanation and use of form:

The following checklist contains an extensive listing of the kinds of environmental effects which result from development projects. In using the checklist, the Planning Department is required to determine whether any of the effects set forth in the checklist would apply to the proposal and, if so, determine the magnitude of the effect. The point system which is used to rate the magnitude of potential effects is described as follows:

Major (3 points): Means that the environmental effect is both adverse and significant. Requires discussion in Sections VI and VII.

Moderate (2 points): Means that the environmental effect is indeterminant and may or may not be significant. Requires discussion in Sections VI and VII.

Minor (1 point): Means that the environmental effect is present but is clearly insignificant or is not adverse. Does not require discussion in Sections VI and VII.

No Effect (do not mark): means no evidence exists to suggest such effect would result from the proposal.

In using the checklist, the project planner is required to answer the following question: "Is it likely that the proposal will result in any of the following effects and to what degree; Major, Moderate or Minor?"

ENVIRONMENTAL IMPACTS CHECKLIST

A. EARTH

1. Unstable earth conditions
2. Changes in geologic substructure
3. Changes in the condition of the soil by:
 - a. disruption
 - b. displacement
 - c. compaction
 - d. overcovering
 - e. pollution (e.g. salts, etc.)
4. Changes in topography or ground surface relief features by:
 - a. leveling or grading
 - b. considerable earth moving or surface excavation
5. Changes in geologic or physical features which are unique or are of cultural value by:
 - a. modification
6. Accelerated soil erosion on-site by:
 - 1 a. wind
 - 2 b. water
7. Accelerated soil erosion off-site by:
 - 1 a. wind
 - 2 b. water
8. Modification of riparian areas, river channels or lakes by:
 - a. deposition
 - b. erosion
 - c. siltation
 - d. other

9. Exposure of people or property to:

- a. unstable earth conditions
- b. earthquakes
- c. landslides (slumping)
- d. ground failure (e.g. subsidence or settlement)
- e. liquefaction
- f. similar geological hazards

B. AIR

1. Deterioration of ambient air quality by:

- 2 a. emission of pollutants
- 1 b. generation of dust (both during and after construction)
- c. creation of objectionable odors

2. Regional alteration of:

- a. air movement
- b. moisture
- c. temperature
- d. climate

3. Local alteration of:

- a. air movement
- b. moisture
- c. temperature
- d. climate

4. Exposure of people to:

- 2 a. adverse air emissions
- b. objectionable odors
- 1 c. excessive dust

C. WATER

1. Changes in the character of surface water by:

- a. modification of course or direction
- b. temperature modification
- c. change in the level of dissolved oxygen
- d. increased turbidity
- e. addition of pollutants
- f. other

2. Changes in:

- 1 a. absorption or percolation rates
 - 1 b. drainage patterns
 - 2 c. rate and amount of surface runoff
3. Changes in the:
- a. course and direction of floodwaters
 - b. intensity of flood flows
 - c. volume of the area necessary to pass floodflows

4. Changes in groundwater:

- 1 a. availability for public use (e.g. excessive withdrawals)
- 1 b. quality (pollutants)
- c. subsurface movement
- d. recharge

5. Exposure of people and property to:

- 2 a. flooding
- b. mudslides
- c. demonstrated unsafe domestic water supplies

D. PLANT LIFE

1. Reduction in number and diversity of species of:

- a. trees
- b. shrubs
- c. grass
- d. wildflowers
- e. aquatic plants
- f. unique plants
- g. rare plants
- h. endangered plants
- i. other

2. Introduction of new species into an area

- 3. Interference with the normal replenishment of existing species

4. Destruction or deterioration of existing natural habitat

- 5. Reduction in acreage of agricultural crops

- E. ANIMAL LIFE**
1. Reduction in number and diversity of species of:
 - a. birds
 - b. land animals (including reptiles)
 - c. fish
 - d. benthic organisms
 - e. insects
 - f. unique animals
 - g. rare animals
 - h. endangered animals
 - i. other
 2. Introduction of new or additional animal species into an area (including vectors)
 3. Interference with migration or movement
 4. Destruction or deterioration of existing habitat
 5. Displacement of existing habitat
- F. NOISE**
1. Increased noise levels
 2. Exposure of people to severe noise levels
 3. Exposure of critically impacted land uses to severe noise levels
- G. LIGHT AND GLARE**
1. New sources of light and glare
 2. Increased intensity of light and glare
- H. LAND USE**
1. Substantial changes from the present land use of the area
 2. Substantial changes from the planned land use of the area
- I. NATURAL RESOURCES**
1. Increased rate of use of any natural resource
 2. Substantial depletion of nonrenewable resources
 3. Conflict with future potential for use or extraction of natural resources
 4. Loss of unique or prime agricultural land

- J. RISK OF UPSET**
1. Risk of accidental explosion or release of hazardous substances:
 - a. oil or flammable liquids
 - b. pesticides or herbicides
 - c. explosives
 - d. chemicals
 - e. radiation
 - f. other
 2. Exposure of people to risk of accidental explosion or release of hazardous substances
- K. HUMAN POPULATION**
1. Significant alteration of:
 - a. location of population
 - b. population distribution
 - c. population density
 - d. growth rate
 - e. cultural characteristics
 - f. age distribution (elderly, children)
 - g. other
- L. HOUSING**
1. Deterioration in condition of existing housing
 2. Deterioration in living environment
 3. Deterioration in areas planned for future living environment
 4. New demand for additional housing
 5. Reduction in housing supply
 6. Failure to meet demands of low and moderate income households for affordable housing
- M. TRANSPORTATION/CIRCULATION**
1. Substantial impact on existing transportation (roads, rail and air)
 2. Substantial additional vehicular movement (trucks and autos)
 3. Need for public transportation
 4. Increased traffic hazards to:
 - a. motor vehicles

- b. bicycles
- c. pedestrians (e.g., near schools)
- 5. Alteration of present pattern of circulation of people
- 6. Alteration of present pattern of circulation of goods
- 7. Over use of existing parking facilities
- 1 8. Demand for additional parking facilities

N. PUBLIC SERVICES

- 1. Significant effect upon or need for new or altered governmental services in any of the following areas:
 - 1 a. fire protection
 - 1 b. police protection
 - 1 c. schools
 - 1 d. parks, recreational facilities and services
 - e. maintenance of public facilities (roads, etc.)
 - f. medical services
 - g. others
- 2. Reduction in use or demand for governmental services (e.g., lowered school enrollment, etc.)

O. ENERGY

- 1 1. Use of substantial amounts of fuel or energy
- 1 2. Substantial increase in demand on existing sources of energy
- 1 3. Requirement for development of new energy sources
- 4. Block out or reduce amount of sunlight on existing solar panels

P. UTILITIES

- 1. Result in a need for new system or substantial alteration of existing system:
 - 1 a. electricity
 - 1 b. natural gas
 - 1 c. communication
- 2. Result in need for new or additional community water facilities such as:
 - 1 a. new wells
 - b. repair on existing wells
 - c. new lines

- d. repair on existing lines
- e. larger lines
- f. looping of system
- g. fire hydrants
- 1 h. water quality treatment facilities
- i. increased fire flow
- j. other
- 3. Result in need for new or additional community sewer facilities such as:
 - a. new lines
 - b. repair on existing lines
 - c. larger lines
 - d. new collection or outfall lines
 - e. new or expanded treatment facilities
 - 2 f. other (septic tanks)
- 4. Result in need for new or additional storm drainage facilities:
 - a. on-site
 - b. off-site
- 5. Result in need for new or additional solid waste collection and disposal services
- 6. Result in need for new or additional irrigation services
- 1 7. Result in need for other utility services
- Q. HUMAN HEALTH**
- 1. Creation of any health hazard
- 2. Creation of any potential health hazard (e.g., vectors from dairies)
- 3. Exposure of people to existing or potential health hazards.
- R. AESTHETICS**
- 1. Obstruction of:
 - a. any scenic vista
 - b. views open to the public
- 2. Creation of an aesthetically offensive building, use or activity readily open to public view
- 3. Removal of:
 - a. street trees

b. trees of special community value
(e.g., valley oak)

c. existing on-site landscaping

d. other

4. Loss of open space

S. SOCIO-ECONOMIC

1. Temporary effects upon:

a. income distribution

b. employment

c. tax revenues

2. Permanent effects upon:

a. income distribution

b. employment

c. tax revenues

3. Changes in tax base and assessment for:

a. project site

b. surrounding area

4. Reduced employment opportunities for low and moderate income, Socio-economic groups

5. Impacts on social affiliation and neighborhood interaction

6. Impacts on privacy of surrounding area

T. ARCHAEOLOGICAL/HISTORICAL

1. Adverse effect on:

a. archaeological sites

b. historical site, structure or neighborhood

c. unique architectural on-site features

d. architectural character of surrounding buildings

U. MANDATORY FINDINGS OF SIGNIFICANCE

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

3. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

VI. DISCUSSION OF ENVIRONMENTAL EFFECTS:

<u>Checklist Item</u>	<u>Point Rating</u>	<u>Discussion</u>										
A-6-b A-7-b	2	Accelerated soil erosion on-site and off-site is anticipated as a result of the increase in surface runoff.										
B-2-a B-4-a	2	Traffic on State Highway 198 will continue to generate adverse air emissions.										
C-2-c	2	The amount of surface runoff will increase as more surface areas are paved and developed.										
C-5-a	2	Three Rivers is subject to Standard Project Floods and Intermediate Regional Floods from the Kaweah River.										
F-1	2	According to the 1975 Noise Element, noise levels generated on State Highway 198 are above the ambient noise level of 55 decibels. Future residential uses adjacent to State Highway 198 may be subjected to adverse noise levels.										
H-1 H-2	2	The Community Plan proposed that the following buildable acreage figures are necessary to support the year 2000 population projection of 3,445:										
		<table> <tr><td>Residential</td><td>3,598 acres</td></tr> <tr><td>Community Commercial</td><td>149 acres</td></tr> <tr><td>Commercial Recreation</td><td>95 acres</td></tr> <tr><td>Light Industry</td><td>7 acres</td></tr> <tr><td>Parks and Recreation</td><td>21 acres</td></tr> </table>	Residential	3,598 acres	Community Commercial	149 acres	Commercial Recreation	95 acres	Light Industry	7 acres	Parks and Recreation	21 acres
Residential	3,598 acres											
Community Commercial	149 acres											
Commercial Recreation	95 acres											
Light Industry	7 acres											
Parks and Recreation	21 acres											
I-1	2	The projected increase in population will result in increased water consumption.										
L-4 L-6	2	An additional 857 housing units will be needed to house the projected increase in population of 2,023 by the year 2000.										
M-1 M-2	3	A substantial impact of additional vehicles on State Highway 198 is anticipated from people visiting the Sequoia National Park.										
P-3-f	2	Lack of community sewer system will result in the need for new or additional septic tanks, leach fields, or other disposal systems to accommodate the projected population of 3,445 by the year 2000.										
T-1-a	2	The impact of the proposed Three Rivers Community Plan can be more effectively evaluated when an environmental finding is prepared for a specific development proposal.										

VII. MITIGATION OF SIGNIFICANT EFFECTS:

<u>Checklist Item</u>	<u>Point Rating</u>	<u>Proposed Mitigation Measures</u>
A-6-b	2	Accelerated soil erosion can be controlled by terracing, landscaping and the use of ground cover.
A-7-6	2	
B-2-a	2	
B-4-a	2	This is not considered significant because of emission control standards required by the State of California. No mitigation measures are proposed.
C-2-c	2	The increased rate and amount of surface runoff can be mitigated through the development of adequate drainage systems such as requiring curbs, gutters, and storm drainage facilities. Surface runoff can be further controlled by landscaping and the use of ground covers.
C-5-a	2	Exposure of people and property to flooding can be mitigated by prohibiting structural development within the designated floodway. Structural development proposed within the floodway must be approved by the State Reclamation Board.
F-1	2	Severe noise levels can be mitigated through residential design standards such as requiring installation of noise modifying walls, berms or heavy plantings along State Highway 198.
H-1	2	
H-2	2	This is not considered significant because this is the first comprehensive planned land use for the community. It provides for the overall direction, density, and the type of growth consistent with the needs and desires of the community. No mitigations are proposed.
I-1	2	Increased water consumption can be controlled by the County Health Department which requires documentation of test wells in terms of the availability of water in sufficient quantity for residential subdivisions.
L-4	2	
L-6	2	This is not considered significant because the Plan assumes that new housing units will be built to satisfy the housing needs and demands for all income households. The Plan proposes areas for Low Density Residential, Medium Density Residential, High Density Residential and permits mobilehomes on individual lots or mobilehome parks in certain areas of the community. These designations will allow for variety of housing types and housing costs for all income groups. No mitigation measures are proposed.

VII. MITIGATION OF SIGNIFICANT EFFECTS (continued):

<u>Checklist Item</u>	<u>Point Rating</u>	<u>Proposed Mitigation Measures</u>
M-1	3	Increased vehicular movement can be controlled but not fully mitigated. The community would have increased traffic with or without the proposed plan because of the utilization of State Highway 198 as the entrance to the Sequoia National Park. Increased vehicular movement can be partially controlled by lowering of traffic speed on State Highway 198, controlled and properly designed ingress and egress from the highway, improved intersection design, and by use of safety signs and pedestrian markings.
M-2	3	
P-3-f	2	Engineered disposal systems are required until such time that there is a community sewer system. Require all new disposal systems to be properly designed, engineered and properly maintained. These systems must receive approval from the State Water Quality Control Board and the County of Tulare Health Department.
T-1-a	2	Adverse effect on archaeological sites can be mitigated by requiring developers to submit a field reconnaissance report conducted by a qualified archaeologist or persons approved by the California State University, Fresno, Laboratory of Archaeology/Cultural Resource Facility.

VIII. DETERMINATION:

On the basis of this initial evaluation:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

IX. CREDITS:

This staff Report/Environmental Assessment Initial Study was prepared by
Josie Domingo.

Date December 17, 1979

ATTACHMENT A

SECTION 14.7: "F-1" PRIMARY FLOOD PLAIN ZONE

A. PURPOSE.

The purpose of the Primary Flood Plain Zone shall be the prevention of loss of life, the minimization of property damage, and the maintenance of satisfactory conveyance capacities of waterways through the prevention of encroachments by obstructions in the flood plain which may diminish the ability of the flood plain to carry overloads during periods of flooding. This zone is intended for application in those areas of the County which lie within natural stream beds and those portions of adjacent flood plains through which high velocity water flows are channelized in times of flood.

B. APPLICATION.

This zone is an exclusive zone and may be applied only to those areas within the boundaries of the selected flood which have been determined to be the primary flood plain area through an analysis of the flood frequency, natural topography, bank erosion, channel shifts, flood profiles, velocity of flood waters or other applicable factors.

C. USE.

Only the following uses are allowed in the F-1 Zone:

1. The growing and harvesting of field crops, vines, vegetables and horticultural specialties, excluding trees.
2. The operation of apiaries.
3. The grazing of sheep, goats, horses, mules, swine, bovine animals and other similar domesticated quadrupeds.
4. The raising of poultry.
5. Wildlife preserves.
6. One (1) nonexpandable vacation vehicle having no permanently attached or detached accessory structures, for each parcel of property under separate ownership, for use only by the owner of the property and/or his guests. Said vacation vehicles shall be maintained in a readily movable state and shall be located on the property only during the months of May through November, inclusive, and shall be removed from the property during the months of December through April, inclusive.
7. Public utility facilities, excepting

those structures for which a use permit is required as specified under subsection "d" of this Section.

8. Flood control channels, surface water spreading grounds, stream bed retarding basins, and other similar facilities which have been approved by the Tulare County Flood Control District.
9. Parking lots provided any grading or structures do not significantly restrict the carrying capacity of the primary flood plain.

D. USE PERMITS.

The following uses, buildings and structures shall be permitted in this zone only if a Use Permit is approved pursuant to the procedures referred to in Paragraph B of Part II of Section 16 of this Ordinance.

1. Private and Public recreational uses such as: Parks, aquatic facilities, campgrounds, vacation vehicle parks, playgrounds, athletic fields, golf courses, golf driving ranges, fishing and hunting clubs.
2. Temporary and readily removable structures accessory to agricultural uses.
3. Public utility structures.
4. Excavation and removal of rock, sand, gravel and other materials; provided, however, that no Use Permit shall be required if a surface mining permit and/or reclamation plan is required under the provisions of section 7700 et seq. of the Ordinance Code of Tulare County. (Amended by Ord. No. 2220, effective 3/29/79.)

Said Use Permit shall be granted only if it is found that any building or structure to be constructed will be so constructed or placed, or will be so protected by levees or other methods of flood proofing that it will offer a minimum obstruction to flood flow and will either be resistant to flotation or immune to extensive damage by flooding.

ATTACHMENT A (continued)

SECTION 14.8: "F-2" SECONDARY FLOOD PLAIN
COMBINING ZONE

A. PURPOSE.

The purpose of the Secondary Flood Plain Combining Zone shall be the protection of life and property from the hazards and damages which may result from flood waters of the selected flood magnitude. This zone is intended for application to those areas of the County which lie within the fringe area of the flood plain and are subject to less severe inundation during flooding conditions than occurs in the F-1 Zone.

B. APPLICATION.

This zone is intended to be combined with other zones and may be applied only to those areas located within the boundaries of the selected flood which lie outside the "F-1" Primary Flood Plain Zone, as determined through an analysis of flood frequency, natural topography, bank erosion, channel shifts, flood profiles, velocity flows or other applicable factors.

C. USE.

Only the following uses are allowed in the F-2 Zone:

1. All those uses listed under subsection C of Section 14.7 of this Ordinance which are allowed in the underlying or base zone.
2. Single family dwellings and accessory residential and agricultural structures shall be allowed if they are allowed in the underlying or base zone, only if they comply with one or more of the following conditions:
 - a. The bottom of the structural floor of any such building will be above the selected flood profile level as shown on the Zoning Map for the building site: or,
 - b. All permanent buildings will be protected from flooding by dikes, levees or other flood protection works whose design has been approved by the Tulare County Flood Control District.

D. USE PERMITS.

The following uses, buildings and structures shall be permitted in the "F-2" Zone only if a Use Permit is approved subject to the procedures referred to in

Paragraph B of Part II of Section 16 of this Ordinance:

1. All uses allowed in the underlying or base zone which are not allowed under subsection C of this Section.
2. All uses which may be permitted under Use Permit in the underlying or base zone.
3. Additions or structural modifications to all existing structures and accessory structures which do not comply with the requirements in subsection C of this Section.

Said Use Permit shall be granted only if it is found that any building or structure to be constructed will be so constructed or located, or will be so protected by levees or other methods of flood proofing as to render them either resistant to flotation or immune to extensive damage by flooding, and to prevent peripheral flooding of other properties as a result of such construction.

BIBLIOGRAPHY

- Fourth-Count Summary Tape, 1970 Census of Population, April 1, 1970
- Preliminary Draft - Three Rivers Community Plan
- Special Census of Tulare County Unincorporated Area, October 19, 1976
- Status Report and Guidelines for Completion of the Parks and Recreation Element, May 1, 1970
- Status Report and Guidelines for Completion of Community Facilities Element, May 1, 1970
- Three Rivers and Its People, Attitude Survey, September, 1970
- Three Rivers Community Services District Amended Project Report; SAI Water Resources Division, Division of Science Applications, Inc., October, 1978
- Three Rivers Special Study, Meyer, Merriam & Associates; Envicom Corporation; Costal Valley Engineering, Inc., December, 1977
- Three Rivers Visual Survey, October, 1971
- Transportation - Status Report and Guidelines for Completion of the Circulation Element, August, 1970

ACKNOWLEDGEMENTS

- Mr. Larry Adams, Caltrans
 - Mr. Frank Baldridge, Audubon Society
 - Mr. David Fox Brenton, California Shakespearean Festival
 - Mr. Jim Crew, U.S. Department of Fish and Game
 - Mr. Don Hise, Three Rivers Union School
 - Mr. Tony Maniscalco, Tulare County Health Department
 - Ms. Dorothy Scott, Statistician Sequoia National Park
 - Mr. Ron Thomas, U.S. Department of Fish and Game
 - Mr. Bud Wail, Shasta County Planning Director
 - Mr. Bob Wright, State Water Quality Control Board
-
- Bureau of Land Management
 - Three Rivers Citizens Advisory Committee
 - Three Rivers Community Services District
 - Three Rivers Residents and Property Owners
 - Tulare County Building Department
 - Tulare County Resource Conservation District (Soil Conservation Service)

50-09713

U.C. BERKELEY LIBRARIES

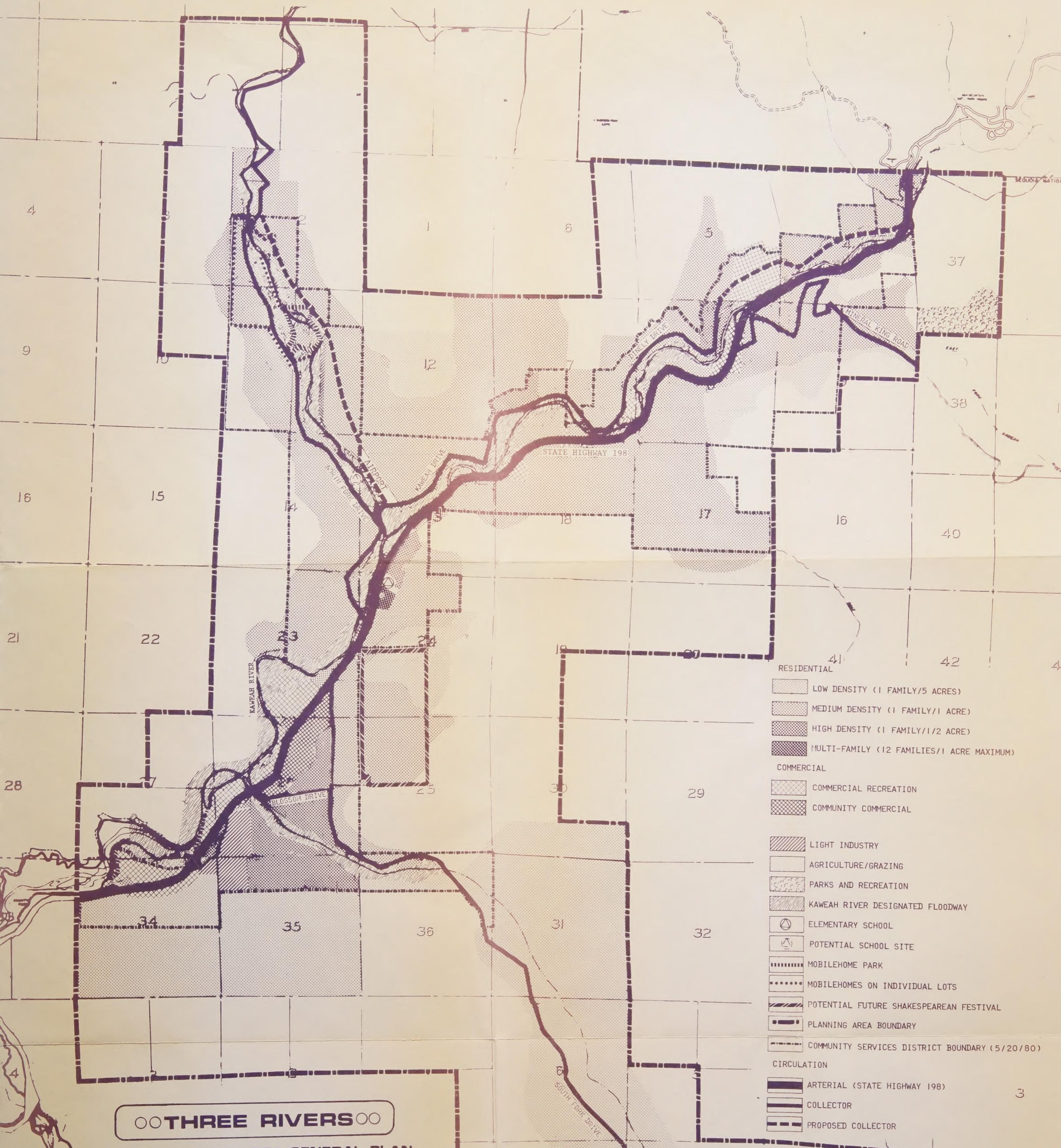


C123315024

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

FEB - 7 2025

UNIVERSITY OF CALIFORNIA



THREE RIVERS

TULARE COUNTY AREA GENERAL PLAN LAND USE AND CIRCULATION ELEMENTS AMENDMENT 80-1

SEC. 34, POR. SEC. 35,
T.16S. R.28E.

SECS. 2, 11-14, 23-26,
34-36, POR. SECS. 3, 10,
27, T.17S. R.28E.

SECS. 4, 5, 7, 8, 17, 18,
31, 37, POR. SECS. 6, 9,
19, 20, 30, T.17S. R.29E.

POR. SECS. 1-3, 12
T.18S. R.28E.

SECS. 6-9, 16, POR. SECS.
5, 15, 17, T.18S. R.29E.



1320'

660' 2640'

APPROVED BY TULARE COUNTY PLANNING COMMISSION RESOLUTION NO. 5387	
CERTIFIED: <i>Eugene E. Smith</i> 3/18/80 SECRETARY DATE	
ADOPTED BY TULARE COUNTY BOARD OF SUPERVISORS RESOLUTION NO. 80-7295	
CERTIFIED: <i>Clay R. Gold</i> 5/20/80 CHAIRMAN DATE	
PREPARED BY TULARE COUNTY PLANNING DEPARTMENT	

80 09713

